



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

To: Recipients of the Urban Growth Area Boundary Alternatives DEIS
From: The City of Liberty Lake

Attached is the Draft Environmental Impact Statement (DEIS) that will be used to review and compare potential impacts from the seven alternatives. This is a non-project, programmatic DEIS, and the analysis is at a broader scale than considered during review of specific development applications. After the issuance of the Final EIS (FEIS), additional environmental review will be required in the form of SEPA checklists, and may require Supplemental Environmental Impact Statements as specific projects are proposed.

Impacts of special interest to the Liberty Lake community are schools, traffic, and all aspects of the environment. The loss of undeveloped lands is unavoidable regardless of whether the Urban Growth Area is expanded or not. The purpose of a UGA is to contain development in specific areas so as to mitigate as much as possible the impacts of population increases.

This DEIS will help the City of Liberty Lake and Spokane County focus on which area or areas would be best suited to accommodate the anticipated growth and in choosing a Preferred Alternative. We welcome your comments regarding the scope and adequacy of this document. Submitted comments will be addressed directly in the FEIS.

Written comments need to be received by the City of Liberty Lake's Planning & Community Development Department no later than 4 p.m. December 8, 2006 to be considered part of the record.

Sincerely,

Doug Smith, Director
Planning & Community Development



DRAFT ENVIRONMENTAL IMPACT STATEMENT

**URBAN GROWTH AREA BOUNDARY
ALTERNATIVES**

ISSUED NOVEMBER 8, 2006

TABLE OF CONTENTS

FACT SHEET

COMMENTING ON DRAFT EIS

SUMMARY

CHAPTER 1: INTRODUCTION	1-1
1.1 PROJECT AND PROPONENTS	1-1
1.2 LOCATION	1-8
1.3 THE POLICY FRAMEWORK	1-8
1.3.1. The Washington State Growth Management Act (GMA)	1-8
1.3.2. State Environmental Policy Act (SEPA)	1-9
1.3.3. County Wide Planning Policies	1-9
1.3.4. The 2003 City of Liberty Lake Comprehensive Plan	1-9
1.4 POPULATION GROWTH	1-10
1.5 PROJECT OBJECTIVES	1-10
1.6 SUMMARY OF THE PROPOSAL AND ALTERNATIVES CONSIDERED	1-11
 CHAPTER 2: NATURAL ENVIRONMENT- EXISTING CONDITIONS, ENVIRONMENTAL IMPACTS AND MITIGATING MEASURES	 2-1
2.1 EARTH	
2.1.1. Earth - Existing Conditions	2-1
2.1.2. Earth – Impacts	2-6
2.1.3. Earth – Mitigating Measures	2-12
2.2 AGRICULTURE	
3.1.1. Agriculture - Existing Conditions	2-14
3.1.2. Agriculture – Impacts	2-14
3.1.3. Agriculture – Mitigating Measures	2-16
2.3 AIR	
2.3.1. Air – Existing Conditions	2-16
2.3.2. Air - Impacts	2-18
2.3.3. Air – Mitigating Measures	2-19
2.4 WATER	
2.4.1. Water – Existing Conditions	2-20
2.4.2. Water – Impacts	2-27
2.4.3. Water – Mitigating Measures	2-29
2.5 PLANTS AND ANIMALS	
2.5.1. Plants and Animals – Existing Conditions	2-31
2.4.2. Plants and Animals – Impacts	2-35
2.4.3. Plants and Animals – Mitigating Measures	2-37
2.6 NATURAL RESOURCES	
2.6.1. Natural Resources – Existing Conditions	2-39
2.6.2. Natural Resources – Impacts	2-39
2.6.3. Natural Resources – Mitigation Measures	2-39

2.7	SCENIC RESOURCES	
2.7.1.	Scenic Resources – Existing Conditions	2-40
2.7.2.	Scenic Resources – Impacts	2-40
2.7.3.	Scenic Resources – Mitigation Measures	2-41
	CHAPTER 3: BUILT ENVIRONMENT- EXISTING CONDITIONS, ENVIRONMENTAL IMPACTS AND MITIGATING MEASURES	3-1
3.1	ENVIRONMENTAL HEALTH	
3.1.1.	Noise	3-1
3.1.1.1.	Noise – Existing Conditions	3-2
3.1.1.2.	Noise – Environmental Impacts	3-3
3.1.1.3.	Noise – Mitigating Measures	3-3
3.1.2.	Risk of Explosion	
3.1.2.1.	Risk of Explosion – Existing Conditions	3-4
3.1.2.2.	Risk of Explosion – Impacts	3-5
3.1.2.3.	Risk of Explosion – Mitigating Measures	3-5
3.1.3.	Hazardous Materials	
3.1.3.1.	Hazardous Materials - Existing Conditions	3-6
3.1.3.2.	Hazardous Materials - Impacts	3-7
3.1.3.3.	Hazardous Materials – Mitigating Measures	3-8
3.2	SHORELINE USE	
3.2.1.	Shoreline Use – Existing Conditions	3-8
3.2.1.1.	Relationship to Existing Shoreline Use Plans	3-8
3.2.1.2.	Light and Glare	3-8
3.2.1.3.	Aesthetics	3-9
3.2.1.4.	Recreation	3-9
3.2.2.	Shoreline Use – Impacts	3-9
3.2.3.	Shoreline Use – Mitigation Measures	3-9
3.3	PUBLIC SERVICES, UTILITIES, AND FACILITIES	
3.3.1.	Public Services and Utilities – Existing Conditions	3-10
3.3.1.1.	Fire Protection and Emergency Medical Services (EMS)	3-10
3.3.1.2.	Fire Protection and EMS - Impacts	3-10
3.3.1.3.	Fire Protection and EMS – Mitigating Measures	3-11
3.3.1.4.	Law Enforcement	3-11
3.3.1.5.	Law Enforcement – Impacts	3-12
3.3.1.6.	Law Enforcement – Mitigating Measures	3-13
3.3.1.7.	Public Schools	3-13
3.3.1.8.	Public Schools – Impacts	3-16
3.3.1.9.	Public Schools – Mitigating Measures	3-17
3.3.1.10.	Parks, Recreation, and Open Space – Existing	3-17
3.3.1.11.	Parks, Recreation, and Open Space – Impacts	3-18
3.3.1.12.	Parks, Recreation, and Open Space – Mitigation	3-18
3.3.1.13.	Water Supply	
3.3.1.13.1.	Water Supply – Existing Conditions	3-19
3.3.1.13.2.	Water Supply – Impacts	3-20

3.3.1.13.2.	Water Supply – Mitigating Measures	3-20
3.3.1.14.	Stormwater – Existing Conditions	3-21
3.3.1.15.	Stormwater – Impacts	3-21
3.3.1.16.	Stormwater – Mitigating Measures	3-21
3.3.1.17.	Sanitary Sewer – Existing Conditions	3-22
3.3.1.14.1.	City of Liberty Lake	3-22
3.3.1.14.2.	Spokane County	3-22
3.3.1.18.	Sanitary Sewer – Impacts	3-23
3.3.1.19.	Sanitary Sewer – Mitigating Measures	3-24
3.3.1.20.	Solid Waste – Existing Conditions	3-25
3.3.1.21.	Solid Waste – Impacts	3-25
3.3.1.22.	Solid Waste – Mitigating Measures	3-26
3.3.1.23.	Electricity & Natural Gas – Existing Conditions	3-26
3.3.1.24.	Electricity & Natural Gas – Impacts	3-27
3.3.1.25.	Electricity & Natural Gas – Mitigating Measures	3-28
3.4	LAND USE; POPULATION, HOUSING AND EMPLOYMENT GROWTH FORECASTS; AND LAND SUPPLY ANALYSIS	
3.4.1.	Existing Conditions	3-28
3.4.1.1.	Land Use	3-28
3.4.1.2.	Population	3-36
3.4.1.3.	Employment Projections	3-38
3.4.1.4.	Liberty Lake Area Commercial/Industrial Land Supply	3-40
3.4.1.5.	Liberty Lake Area Commercial/Industrial Land Demand	3-41
3.4.1.6.	Residential Land Supply	3-41
3.4.1.7.	Residential Land Requirements	3-45
3.4.2.	Population Growth and Land Demand – Impacts	3-45
3.4.3.	Population Growth and Land Supply Mitigating Measures	3-65
3.5	LIGHT AND GLARE	
3.5.1.	Light and Glare – Existing Conditions	3-65
3.5.2.	Light and Glare – Impacts	3-66
3.5.3.	Light and Glare – Mitigating Measures	3-66
3.6	AESTHETICS AND URBAN DESIGN	
3.6.1.	Aesthetics and Urban Design – Existing Conditions	3-66
3.6.2.	Aesthetics and Urban Design – Impacts	3-67
3.6.3.	Aesthetics and Urban Design – Mitigating Measures	3-68
3.7	HISTORICAL AND ARCHAEOLOGICAL RESOURCES	
3.7.1.	Historical and Archaeological Resources – Existing Conditions & Mitigating Measures	3-68
3.8	TRANSPORTATION AND CIRCULATION	
3.8.1.	Transportation and Circulation – Existing Conditions	3-69
3.8.2.	Transportation and Circulation – Impacts	3-74
3.8.3.	Transportation and Circulation – Mitigating Measures	3-76

Maps and Tables

MAP 1.1 UGA Alternative #1	1-1
MAP 1.2 UGA Alternative #2	1-2
MAP 1.3 UGA Alternative #3	1-3
MAP 1.4 UGA Alternative #4	1-4
MAP 1.5 UGA Alternative #5	1-5
MAP 1.6 UGA Alternative #6	1-6
MAP 1.7 UGA Alternative #7	1-7
MAP 2.1 Geology	2-1
MAP 2.2 Soils	2-3
MAP 2.3 Flood Hazard Areas	2-4
MAP 2.4 Spokane County Zoning	2-6
MAP 2.5 Aquifer Susceptibility	2-20
MAP 2.6 WRIA 57- Middle Spokane River Watershed	2-21
MAP 2.7 Liberty Lake Watershed	2-22
MAP 2.8 Wetlands	2-23
MAP 2.9 Priority Habitats	2-32
MAP 2.10 Natural Resource Lands & Historic Sites	2-40
MAP 3.1 City of Liberty Lake Zoning 2004	3-42
MAP 3.2 City of Liberty Lake Comp. Plan Land Use Map 2006	3-43
MAP 3.3 UGA Alternative #1	3-45
MAP 3.4 Spokane County Zoning	3-47
MAP 3.5 UGA Alternative #2	3-49
MAP 3.6 UGA Alternative #3	3-50
MAP 3.7 UGA Alternative #4	3-55
MAP 3.8 UGA Alternative #5	3-58
MAP 3.9 UGA Alternative #6	3-60
MAP 3.10 UGA Alternative #7	3-63
MAP 3.11 Cultural Landmarks	3-69
MAP 3.12 Transportation	3-72
MAP 3.13 Pedestrian & Bicycle Linkages	3-73
MAP 3.14 Traffic Mitigation Plan Traffic Analysis	3-75
TABLE 3.1 Typical Noise Levels	3-1
TABLE 3.2 Maximum Permissible Noise Levels	3-2
TABLE 3.3 Central Valley School District	3-14
TABLE 3.4 City Land Use Categories & Acreage	3-29
TABLE 3.5 City Residential Development	3-30
TABLE 3.6 Residential Market Profile	3-34
TABLE 3.7 OFM Population Forecast	3-37
TABLE 3.8 Statistical Snapshot	3-38
TABLE 3.9 Commercial/ Industrial Land Use	3-40
TABLE 3.10 Residential Land Supply	3-41

TABLE 3.11 Residential Development Projections	3-44
TABLE 3.12 Density Standards for Rural Zoning	3-46
TABLE 3.13 Intersection LOS	3-70

APPENDICES

Appendix A: Glossary
Appendix B: Distribution List
Appendix C: Reference List
Appendix D: Maps (11 x 17)
Appendix E: Comments Received on Scoping Notice

FACT SHEET

PROJECT TITLE

Urban Growth Area Boundary Alternatives DEIS

DESCRIPTION OF THE PROPOSAL

The proposed action is adoption of an updated City of Liberty Lake Urban Growth Area (UGA) Boundary. Adoption of this boundary constitutes a non-project action under SEPA (WAC 197-11-704(b)).

The PROPOSED ACTION may include consideration of the following:

-Revising the City of Liberty Lake's UGA map within City Comprehensive Plan

DESCRIPTION OF THE ALTERNATIVES

This Draft Environmental Impact Statement examines 7 alternatives (see attached maps):

1. No action
2. Adjusted UGA- All Alternatives Included
3. Adjusted UGA- NW proposal
4. Adjusted UGA- Entire SW proposal
5. Adjusted UGA- SW excluding area east of Garry, west of Henry
6. Adjusted UGA- SW excluding area east of Garry
7. Adjusted UGA- SW excluding area west of Henry

LOCATION

The planning area includes areas north and south of existing City of Liberty Lake boundaries (see attached maps).

Urban Growth Area (UGA) Assessment Anticipated Timeline & Steps in Environmental Impact Statement (EIS) Process

Revised 11/6/06

4pm, 8/30/06	Planning Commission Meeting – Introduction to UGA Study Boundary
10/3/06 – 10/24/06	Determination of Significance (DS) with Scoping Notice Issued (21 day comment period)
4pm, 10/11/06	Planning Commission Meeting – Discussion on UGA Study Boundary
7pm, 10/11/06	Public Meeting on UGA Study Boundary & EIS Scoping
11/8/06 – 12/8/06	Draft Environmental Impact Statement (DEIS) Issued (30 day comment period)
4pm, 11/8/06	Planning Commission Public Workshop
Anticipated 12/13/06	Final EIS Integrated with GMA Planning Document Issued (no comment or waiting period)
Anticipated 4pm, 12/13/06	Planning Commission Public Hearing
Anticipated 7pm, 1/16/07	City Council Public Workshop

Anticipated 2007 Reviews & Possible Adoption	WA State Dept. of Community, Trade, & Econ. Devel. (CTED) - 60 Day Review Spokane County Steering Committee Spokane County Planning Commission Spokane County Commissioners City of Liberty Lake City Council (Public Hearing & Ordinance)
--	--

SEPA LEAD AGENCY

City of Liberty Lake Planning & Community Development Department

SEPA RESPONSIBLE OFFICIAL & PROJECT INFORMATION CONTACT PERSON

Doug Smith, Director

Liberty Lake Planning & Community Development Dept.

22710 E. Country Vista Dr.

Liberty Lake, WA 99019

(509)755-6707

dsmith@libertylakewa.gov

APPROVALS REQUIRED

Adoption of an updated City of Liberty Lake Urban Growth Area boundary will require approval from the Liberty Lake City Council with final approval from the Spokane County Board of County Commissioners.

DATE OF ISSUANCE

Draft EIS: 11/8/06

ANTICIPATED DATE OF FINAL ACTION

Mid 2007

NATURE OF FINAL ACTION

Adoption of new UGA boundary

TYPE & TIMING OF ANY SUBSEQUENT ENVIRONMENTAL REVIEW

-Final Environmental Impact Statement, December 2006

-Specific project reviews at time of application submission

Copies of the DEIS are available for review at:

www.libertylakewa.gov/development/public_notices.asp

A hard copy of the DEIS is also available for review at:

Liberty Lake City Hall

22710 E. Country Vista Dr.

Liberty Lake, WA 99019

Liberty Lake Municipal Library

1421 N. Meadowwood Ln., Ste. 130

Liberty Lake, WA 99019

COST PER COPY

Electronic copies are available at no cost on disk at City Hall or on

www.libertylakewa.gov/development/public_notices.asp

Hard Copies are available for the cost of reproduction.

Call (509)755-6707 to order copy.

PRINCIPAL CONTRIBUTORS**CITY OF LIBERTY LAKE:**

Planning and Community Development Department

Doug Smith, Director

Amanda Tainio, Associate Planner

Mary Wren-Wilson, Environmental Specialist

SUBSEQUENT ENVIRONMENTAL REVIEW

This is a non-project, programmatic environmental impact statement. Additional environmental analysis will be required as specific development projects are proposed and supplements may be necessary for some unanticipated UGA and development regulation changes.

MAYOR

Steve Peterson

CITY OF LIBERTY LAKE CITY COUNCIL

Wendy Van Orman

Dennis Paul

David Crump

Joanna Klegin

Judi Ownes

Brian Sayrs

Patrick Jenkins

CITY OF LIBERTY LAKE PLANNING COMMISSION

Steve McElvain

Bill Jeckle

Jeff Hoover

Sheila Bell

Neal Olander

Craig Singer

Stan Jochim

Randy Grinalds – Adjunct Member

City of Liberty Lake UGA Boundary Extension Draft Environmental Impact Statement (DEIS)

Commenting on the DEIS

Public involvement is a very important part of the planning process. The Draft Environmental Impact Statement (DEIS) is a document that contains significant information and analysis on the proposed alternatives for accommodating growth for the next 20 years. We want to hear your comments on the contents of the document and the DEIS alternatives. There is a 30-day comment period for the DEIS within which the City can accept public comment. **Comments must be received by 4 p.m., December 8, 2006 to be considered.**

4pm, 8/30/06	Planning Commission Meeting - Introduction to UGA Study Boundary
10/3/06 - 10/24/06	Determination of Significance (DS) with Scoping Notice Issued (21 day comment period)
4pm, 10/11/06	Planning Commission Meeting - Discussion on UGA Study Boundary
7pm, 10/11/06	Public Meeting on UGA Study Boundary & EIS Scoping
11/8/06 - 12/8/06	Draft Environmental Impact Statement (DEIS) Issued (30 day comment period)
4pm, 11/8/06	Planning Commission Public Workshop
Anticipated 12/13/06	Final EIS Integrated with GMA Planning Document Issued (no comment or waiting period)
Anticipated 4pm, 12/13/06	Planning Commission Public Hearing
Anticipated 7pm, 1/16/07	City Council Public Workshop
Anticipated 2007 Reviews & Possible Adoption	WA State Dept. of Community, Trade, & Econ. Devel. (CTED) - 60 Day Review Spokane County Steering Committee Spokane County Planning Commission Spokane County Commissioners City of Liberty Lake City Council (Public Hearing & Ordinance)

There are several ways in which to access the DEIS. There are hard copies or CD-ROM versions available for purchase from the City of Liberty Lake. **The cost will be the cost of reproduction for hard copies of the DEIS. CD Rom versions are available at no charge.**

The DEIS will be available online in a .pdf format on the City website at:

http://www.libertylakewa.gov/development/public_notices.asp

A reference copy of the DEIS will be located at City Hall and Liberty Lake Municipal Library:

City Hall – 22710 W. Country Vista Dr., Liberty Lake, WA 99019 (509)755-6706

Monday through Friday 8-5

Library – 1421 N. Meadowwood Ln., Ste. 130, Liberty Lake, WA 99019

Mon, Tue, Fri: 10 - 6

Mon, Tue, Fri: 10 - 6

Wed, Thu: 12 - 8

Wed, Thu: 2:30 - 8

Sat: 10 - 2

Sat: 10 - 2

How to Comment on the DEIS

To best consider your input to the DEIS, comments should be relevant to the alternatives, policies and facts in the documents. Things to consider might include what you think about the alternatives and policies and how they best reflect the needs of the City for growth management in areas such as transportation, public services, housing, and the environment.

Send your comments to us by:

1. **MAIL:** Please include your name and address, e-mail address and who you represent if you send written comments. Please note which page and section(s) you are commenting on. Mail comments to:

DEIS Comments

Planning & Community Development Dept.

22710 E. Country Vista Dr.

Liberty Lake, WA 99019

2. **E-MAIL:** You may send us an e-mail or contact us at dsmith@libertylakewa.gov. Again, please note which page and section(s) you are commenting on.

City staff will be happy to talk with you about the UGA boundary update process.

To get your comment(s) into the official public record we will need to have them in written form. A follow-up letter or comment sheet from a public meeting with your comments to us will assure they are entered into the record.

Again, comments must be received by 4 p.m., December 8, 2006 to be considered.

For more information, contact the Department of Planning & Community Development, (509) 755-6706

SUMMARY

The City of Liberty Lake proposes to update the existing Urban Growth Area (UGA) in accordance with the requirements of the Washington State Growth Management Act. This update is intended to accommodate a 20-year projected population of 22,511 in the City of Liberty Lake and adjacent UGA.

Description of the Alternatives:

Alternative 1 – No action – This alternative assumes that the projected population would be accommodated within the existing City and UGA boundary under current zoning and development regulations. However, density within new development would be required to increase significantly beyond previous assumptions.

Alternative 2 – Adjusted UGA- All Alternatives Included – This alternative looks at accommodating the forecasted growth primarily by adding developable lands to Liberty Lake's UGA and rezoning this land to allow urban levels of development. These alternatives assume that no zoning changes would occur within the City or existing UGA.

Alternative 3 – Adjusted UGA- NW proposal – This alternative looks at accommodating the forecasted growth primarily by adding developable lands to Liberty Lake's UGA and rezoning this land to allow urban levels of development. This alternative assumes that no zoning changes would occur within the City or existing UGA. However, density within new development would be required to increase beyond previous assumptions.

Alternative 4 – Adjusted UGA- Entire SW proposal – This alternative looks at accommodating the forecasted growth primarily by adding developable lands to Liberty Lake's UGA and rezoning this land to allow urban levels of development. This alternative assumes that no zoning changes would occur within the City or existing UGA. However, density within new development would be required to increase beyond previous assumptions.

Alternative 5 – Adjusted UGA- SW excluding area east of Garry, west of Henry – This alternative looks at accommodating the forecasted growth primarily by adding developable lands to Liberty Lake's UGA and rezoning this land to allow urban levels of development. This alternative assumes that no zoning changes would occur within the City or existing UGA. However, density within new development would be required to increase beyond previous assumptions.

Alternative 7 – Adjusted UGA- SW excluding area east of Garry – This alternative looks at accommodating the forecasted growth primarily by adding developable lands to Liberty Lake's UGA and rezoning this land to allow urban levels of development. This alternative assumes that no zoning changes would occur within the City or existing UGA. However, density within new development would be required to increase beyond previous assumptions.

See the following table for a summary of the impacts to each element and mitigation measures.

Elements of the Environment

<i>Element</i>	<i>Impacts</i>	<i>Mitigating Measures</i>
Natural Environment		
Earth	Each alternative is expected to have an impact on elements of the earth up to and including alteration of the existing topography which causes reduced infiltration of water, alter drainage patterns, and contaminated groundwater. Alternatives 1 & 3 would have the least impact; Alternative 2 would have the most significant and widespread impacts.	Mitigating measures include zoning mechanisms, environmental ordinances, development regulations, Best Management Practices (BMPs), Flexible Development, site characterization, conservation strategies, and redevelopment of existing buildings and infrastructure.
Agriculture	There are no farms or rural lands which are designated for long term productive agricultural and resource use. Alternatives 1 & 3 would have the smallest effect on agricultural uses. Alternatives 2, 4, 5, 6, and 7 would have larger impacts due to Rural Conservation and Rural Traditional lands being present in the planning areas.	Mitigating measures include the development of better cluster development, residential, and accessory structure siting requirements.
Air	All seven alternatives will increase impacts to the air from vehicular and construction related sources. Motor vehicles will likely have the most significant long-term effect as automobile traffic increases.	Mitigating measures include discouraging industries with moderate to high pollution discharge, ensuring Best Management Practices; prohibition of wood burning appliances; zoning regulations that encourage mixed-use pedestrian and transit-oriented neighborhoods. Construction impacts may be reduced with dust suppression by containment via sheeting, watering of dirt roads and work areas, suspending work during unusually dry or windy periods
Water	All seven alternatives have the potential to negatively impact surface water, groundwater, and wetlands with Alternative 2 having the most significant and widespread impacts.	Mitigating measures include adopting and implementing site design and stormwater management standards and using BMPs for the treatment and control of stormwater runoff. The Liberty Lake and Spokane River watersheds have homes which utilize on-site sewage facilities which should be monitored on a regular basis for the presence of fecal contaminants in surface runoff. Development of areas within

		watersheds should meet both the City and County standards. Existing septic systems should be converted to public sewer and new development throughout all proposed UGA alternatives should require urban storm drainage systems.
Plants & Animals	All 7 alternatives would create impacts on plants and animals. Alternative 1 would have the least amount of impact by focusing development in the existing City and UGA. Alternative 3 would convert land that is already designated Urban Reserve and would have fewer impacts than Alternatives 2, 4, 5, 6, and 7. Alternative 2 would have the most significant and widespread impacts.	Mitigation measures include developing programs that promote low impact development techniques and the reduction of impervious surfaces; develop programs to improve or restore habitat functions through planting native plant species or other appropriate means; protect sensitive habitat with low impact land use designations and provide adequate buffers; require a habitat assessment and appropriate mitigation measures to reduce impacts for development proposals where priority habitat is known to exist.
Natural Resources	Development in the planning area will not have a significant impact on mineral and forest resources. Scenic resources could be impacted by all of the alternatives.	Mitigation measures include requiring protection of existing trees; developing and implementing view protection regulations; coordinate planning and acquisition efforts in order to maximize opportunities in the purchase or preservation of properties with high scenic value; continuing to implement and update the adopted goals and policies protecting these resources; continuing to implement and update vegetation retention and re-vegetation on properties with high scenic value; utilize existing funding sources such as conservation futures and explore new sources such as bonds to acquire parks and open space area that have scenic resources; continue to implement sign, lighting, and utility regulations that minimize the effects on views.
Built Environment		
Environmental Health	As the population of the City and County grows, noise impacts will increase. The alternatives that allow higher densities will concentrate noise levels in areas that are already impacted. The alternatives that allow the UGA to expand will increase noise levels in previously rural areas. With all alternatives, residential areas adjacent to arterials will have additional noise impacts and previously rural areas will have increased noise levels. The	Mitigation measures include traffic management measures such as traffic control devices and signage for time restriction and prohibitions of certain vehicle types and exhaust brakes; modified speed limits; construction of sound walls, sound absorptive pavement , and acquisition of property; require buffers or sound barriers for noise sensitive land uses near noise producing areas; utilize land use designations to allow uses based on existing development patterns and to permit

	<p>potential for release of hazardous materials and risk of explosion is primarily in commercial and industrial areas. As the population grows, there will continue to be a risk under all alternatives. Under planning alternatives that expand the UGA, the ability to provide rapid emergency response for a hazardous materials event or explosion may be reduced unless additional response capability is provided through additional staffing and emergency operations office space.</p>	<p>only those uses that are compatible near noise generating land uses. Mitigating measures for minimizing the risk for exposure to hazardous materials or explosion include utilizing land use designations and allow uses based upon existing development patterns that provide a separation between industrial and residential land uses; support the planning efforts of the County /City Emergency Management team; train appropriate public employees to recognize hazardous materials and possible contaminated sites; require a site assessment for contamination prior to public purchase or transfer of land.</p>
Shoreline Use	<p>The no action alternative would focus growth and impacts in the existing City and result in the least amount of impact. Alternatives 2 & 3 would require an expansion of the UGA into an area that contains Spokane River shorelines and some impacts would be expected. Alternatives 4 through 7 are not expected to create significant impacts to shorelines.</p>	<p>Specific mitigation measures for potential land uses resulting from future construction in the NW planning area would be determined during subsequent site-specific environmental review. Land use patterns in the shoreline vicinity would continue to be consistent with the Spokane County Zoning code and Comprehensive Plan, and the current and proposed Shorelines Program, when adopted.</p>
Public Services & Utilities	<p>Under all alternatives population growth would increase the need for all public services and utilities including police, fire, schools, parks, water supply, stormwater management, sanitary sewer services, solid waste, and electricCity & natural gas services</p>	<p>Mitigation measures include ensuring that land within the City and UGA is developed at urban densities to gain full advantage of the full range of urban services available; consider the option of requiring new development to pay impact fees for services and schools, secure new funding sources; and encourage continued coordination between fire and police agencies.</p>
Land Use, Housing, & Population	<p>The no action alternative would require the existing residential density to increase new single family developments; increase the cost of housing as the urban land supply decreases; negative effects of the City's current economic growth with a loss of potential employees who can't find housing or quality of life they were looking for; additional development will take place in rural areas with additional septic systems and private wells within the critical aquifer recharge areas. Under alternatives 2 and 3, the City would have more input on the Spokane River and its public uses; Under Alternatives 2, 4, & 6 future CVSD high school would be located in the expanded UGA; the areas could be annexed into the City</p>	<p>Mitigating measure could include adopting higher minimum density requirements in targeted areas. If UGA areas are annexed into the City, or through joint planning with Spokane County, the City could require that all new development be required to be connected to public sewer and guide public use, zoning, and shoreline regulations along the Spokane River through joint planning with Spokane County, as well as planned open space/ recreation zoning could be implemented.</p>

Transportation	<p>All alternatives will impact existing transportation and circulation; the alternatives differ in how those impacts will be distributed. The no action alternative could create a shortage of land for urban residential development resulting in increased housing costs and push development to rural areas of the county which will continue the present trend of private automobile dependence and increase traffic congestion on City and county arterials. Under Alternatives 2-7 the existing zoning in the City and current UGA will remain the same and the UGA boundary will be adjusted sufficiently to accommodate the projected population.</p>	<p>Mitigation measures include many transportation improvement projects including but not limited to the I-90 interchange; Henry Rd.; Molter Rd.; Sprague Ave.; Liberty Lake Rd. Country Vista Dr.; Mission Ave.; various intersections; and several possible new roads. Other mitigating measures would include continued participation in regional transportation planning processes; encourage land use patterns that reduce vehicle trips and miles traveled; develop neighborhood commercial centers and locate higher density housing convenient to jobs and services to ensure pedestrian, bike, and transit commute trips; continue to support Commute Trip Reduction programs aimed at reducing congestion, air pollution and energy consumption by reducing the number of single occupant vehicles being driven; continue to improve linkages within the bicycle and pedestrian network to encourage pedestrian and transit commute trips.</p>
-----------------------	--	--

Chapter 1: Introduction

1.1 PROJECT AND PROPONENTS

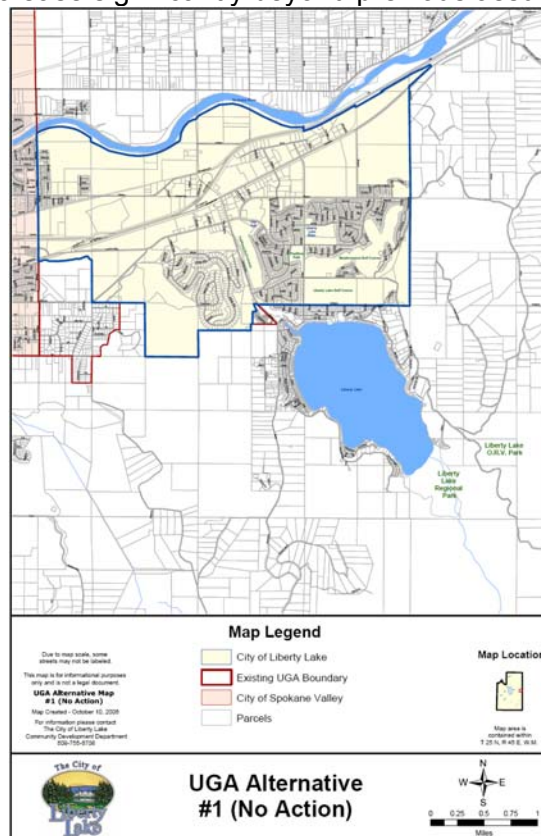
The City of Liberty Lake proposes to update the existing Urban Growth Area (UGA) in accordance with the requirements of the Washington State Growth Management Act. This update is intended to accommodate a 20-year projected population of 22,511 in the City of Liberty Lake and adjacent UGA.

The proposed action includes the possible approval of a new Urban Growth Area for the City of Liberty Lake's UGA.

This Draft Environmental Impact Statement (DEIS) is intended to provide the basis for environmental review and evaluation of seven alternative growth management scenarios for the City of Liberty Lake and the UGA. As such, this is a non-project, programmatic environmental impact assessment of a range of reasonable alternatives to accommodate the projected population growth. Additional environmental review will be required as specific development projects are proposed and supplements may be necessary for some unanticipated UGA and development regulation changes.

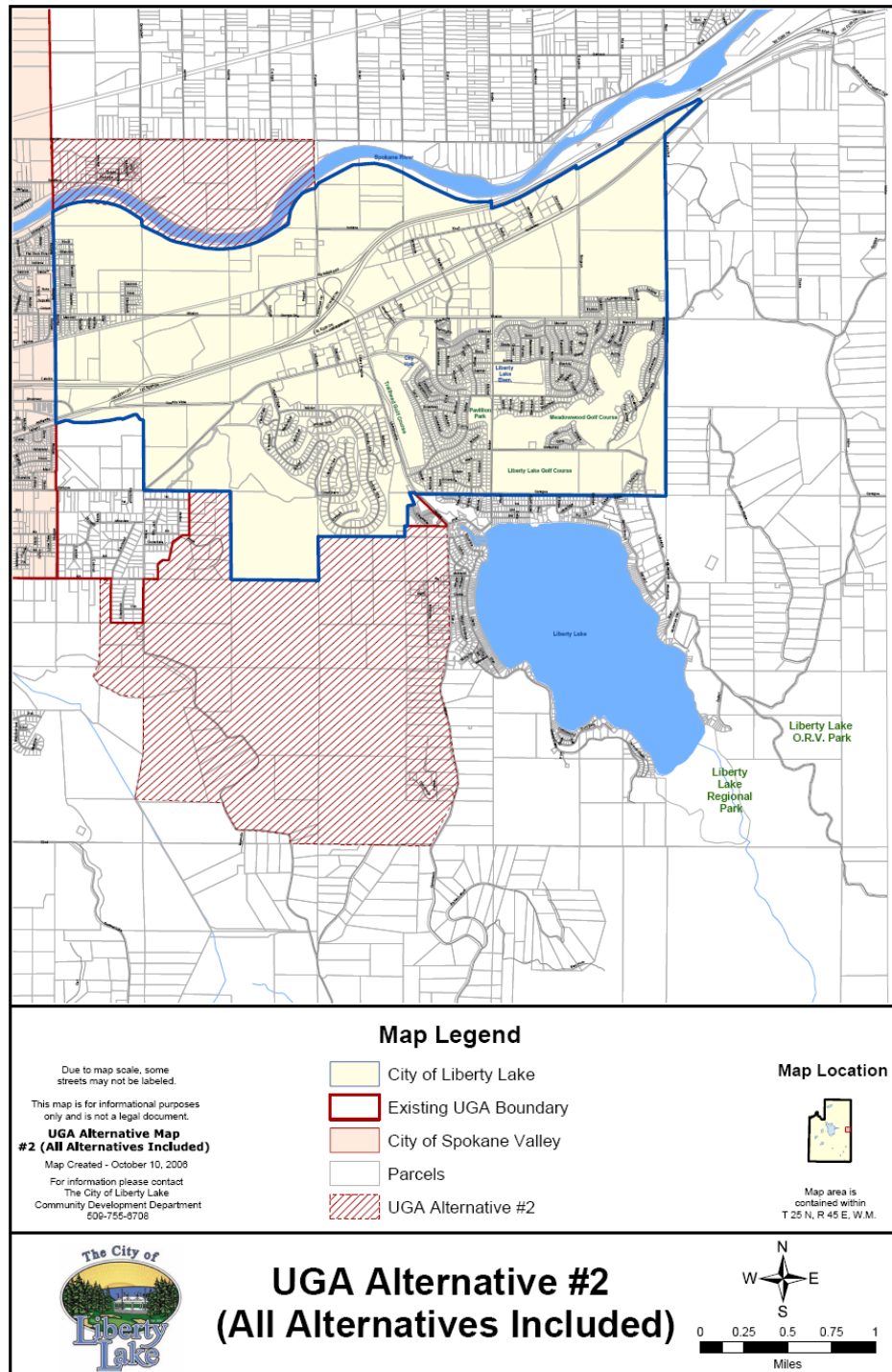
Description of the Alternatives:

1. No action –This alternative assumes that the projected population would be accommodated within the existing City boundary under current zoning and development regulations. However, density within new development would be required to increase significantly beyond previous assumptions.



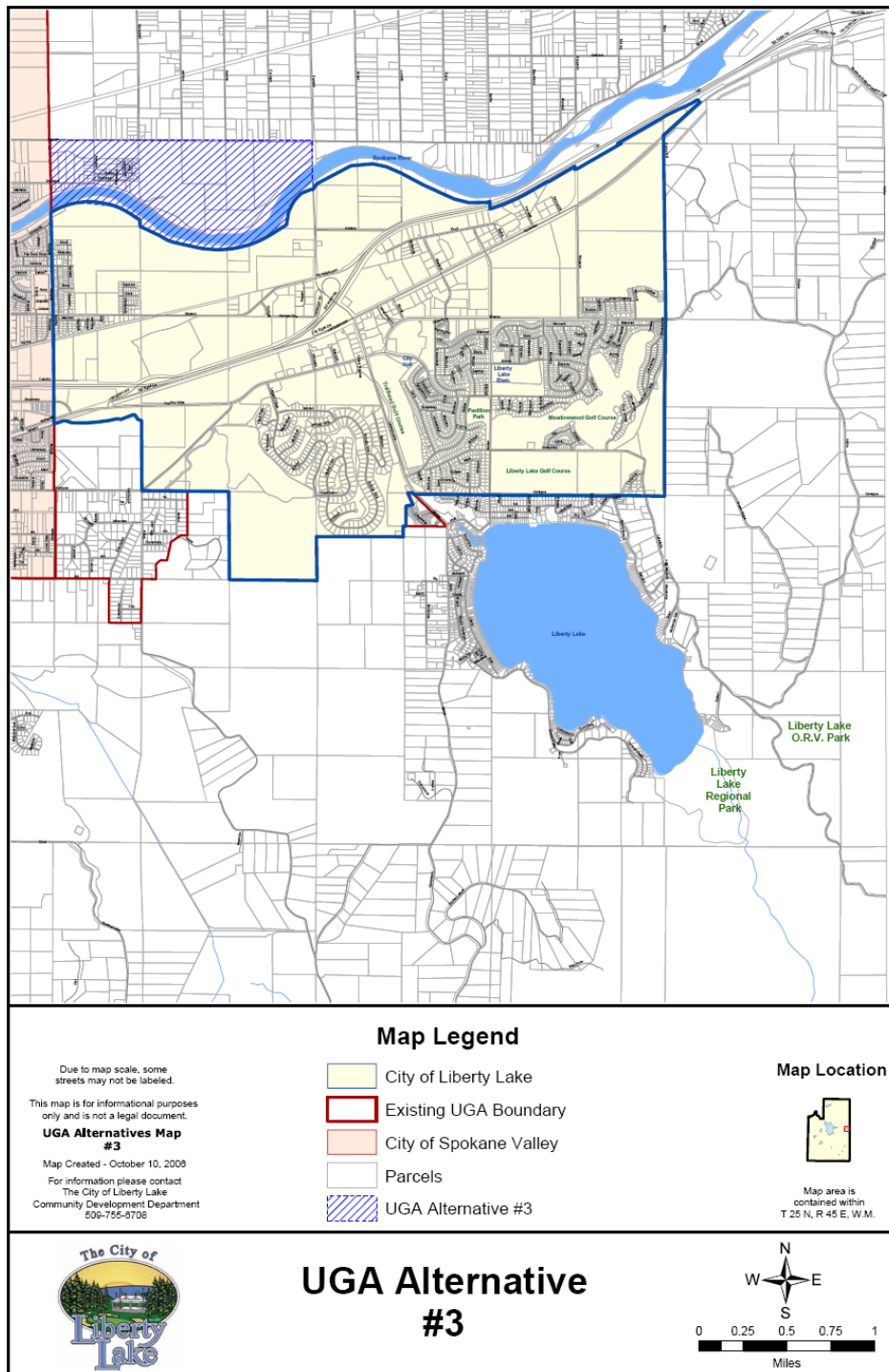
MAP 1.1

2. Adjusted UGA- All Alternatives Included – These alternatives look at accommodating the forecasted growth primarily by adding developable lands to Liberty Lake's UGA and rezoning this land to allow urban levels of development. These alternatives assume that no zoning changes would occur within the City or existing UGA.



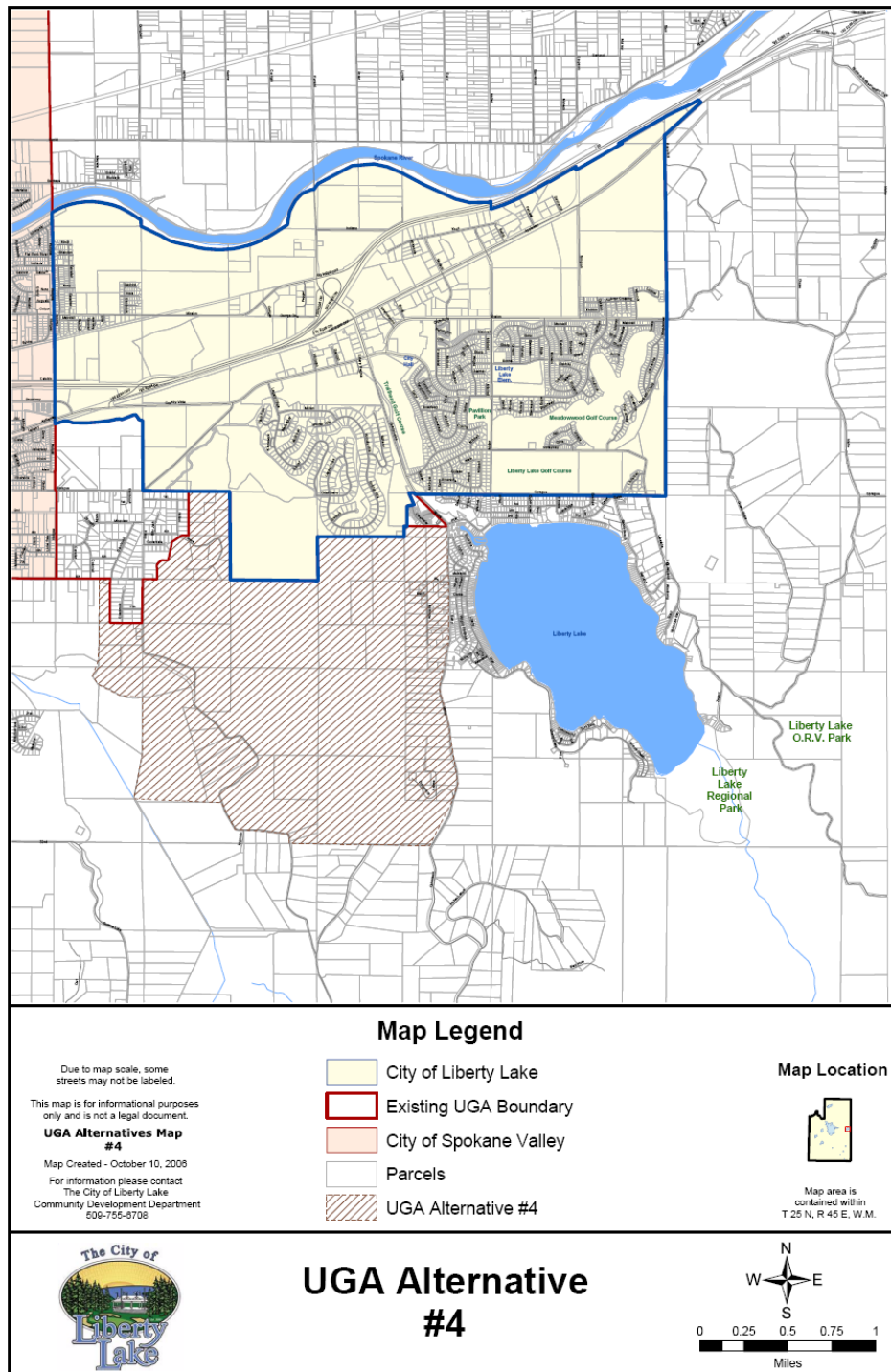
MAP 1.2

3. Adjusted UGA- NW proposal – This alternative looks at accommodating the forecasted growth primarily by adding developable lands to Liberty Lake's UGA and rezoning this land to allow urban levels of development. This alternative assumes that no zoning changes would occur within the City or existing UGA.

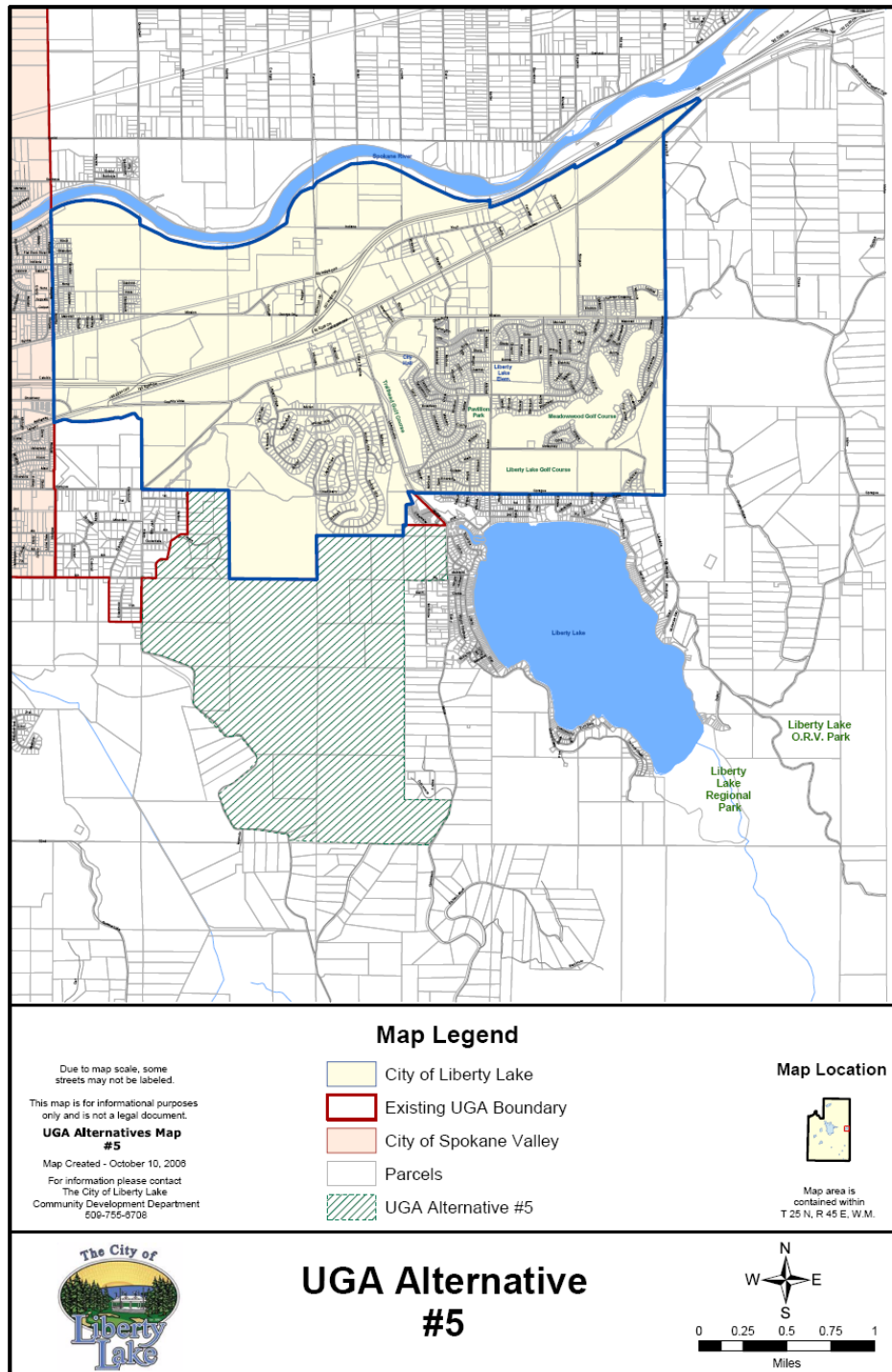


MAP 1.3

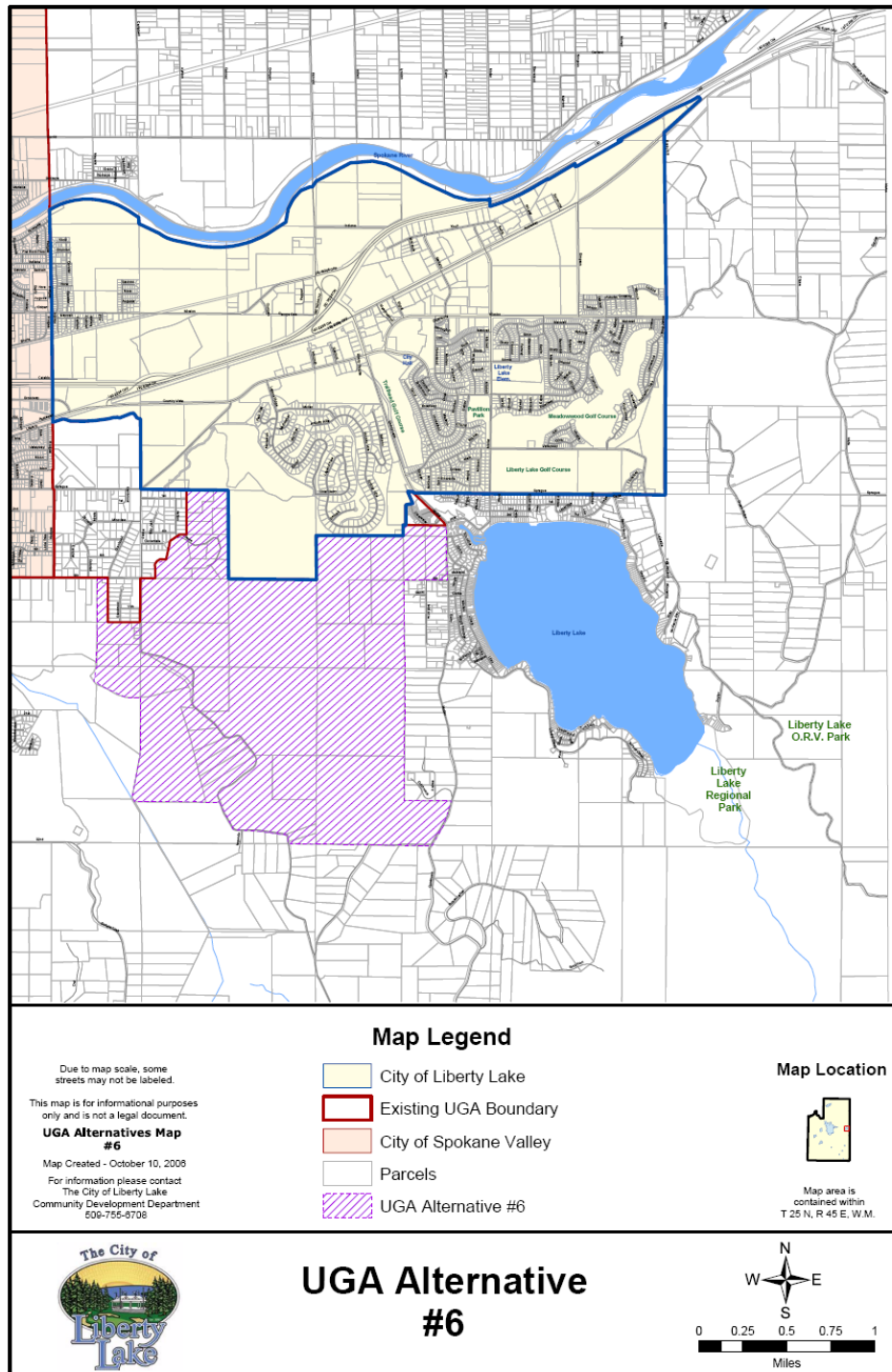
4. Adjusted UGA- Entire SW proposal – This alternative looks at accommodating the forecasted growth primarily by adding developable lands to Liberty Lake's UGA and rezoning this land to allow urban levels of development. This alternative assumes that no zoning changes would occur within the City or existing UGA.



5. Adjusted UGA- SW excluding area east of Garry, west of Henry – This alternative looks at accommodating the forecasted growth primarily by adding developable lands to Liberty Lake's UGA and rezoning this land to allow urban levels of development. This alternative assumes that no zoning changes would occur within the City or existing UGA.

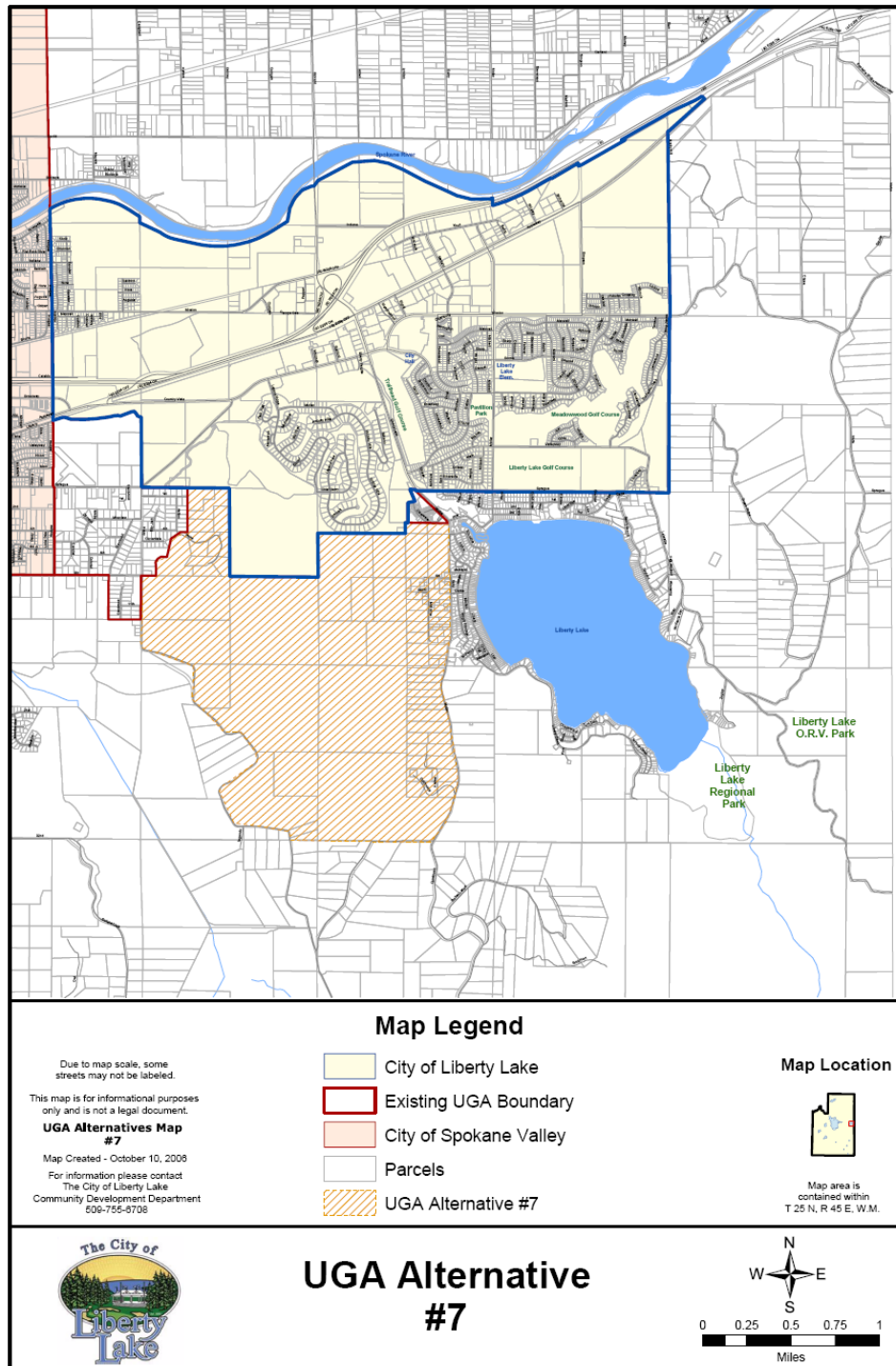


6. Adjusted UGA- SW excluding area east of Garry – This alternative looks at accommodating the forecasted growth primarily by adding developable lands to Liberty Lake's UGA and rezoning this land to allow urban levels of development. This alternative assumes that no zoning changes would occur within the City or existing UGA.



MAP 1.6

7. Adjusted UGA- SW excluding area west of Henry – This alternative looks at accommodating the forecasted growth primarily by adding developable lands to Liberty Lake's UGA and rezoning this land to allow urban levels of development. This alternative assumes that no zoning changes would occur within the City or existing UGA.



MAP 1.7

1.2 LOCATION

The planning area encompasses the incorporated City limits of Liberty Lake, the current designated UGA, and portions of Spokane County (See maps 1.1 thru 1.7).

Spokane County has established urban growth area boundaries for each City in Spokane County pursuant to the Growth Management Act. The Liberty Lake City Council held a final hearing on the establishment of an Interim Urban Growth Area boundary (IUGA). Three IUGA scenarios had been presented to the public at Planning Commission workshops and hearing in the summer of 2002. After extensive public input, the City Council approved the Planning Commission's recommendation of the existing, status quo scenario. The City planned for the area within current City limits and a Future City Annexation Area (FCAA), located to the northwest of the City limits, which was already contained within the Spokane County UGA. The FCAA was considered a joint planning area with Spokane County. The areas in the FCAA were annexed into the City in 2003 and 2006.

Land Area

The City of Liberty Lake encompasses 3,937 acres (6.15 square miles) of incorporated land east of the City of Spokane Valley, west of the Idaho State line, south of the Spokane River, and north of Liberty Lake. The current UGA encompasses a total of 328 acres (0.5 square miles).

1.3 THE POLICY FRAMEWORK

The policy framework for managing growth and development in the City of Liberty Lake, the UGA, and Spokane County is contained within state and local legislation and adopted plans and policies including: the Washington State Growth Management Act (GMA), County-wide Planning Policies, Spokane County's Comprehensive Plan, and City of Liberty Lake's Comprehensive Plan. These documents require the City and County to work cooperatively to direct the location, timing, type, and amount of urban growth while addressing aspects of population growth and land supply needs, land use patterns, urban design, housing, environment, parks, open space, trails, public facilities, utilities and transportation systems. The intent of the policy framework is to guide efforts to maintain and enhance the ecological integrity of the area, stimulate economic viability, retain and protect social equity and enhance the overall quality of life within the City of Liberty Lake, the City of Liberty Lake Urban Growth Area, and Spokane County.

1.3.1. The Washington State Growth Management Act (GMA)

The Washington State Growth Management Act (GMA), adopted in 1990-91 establishes a framework for coordinated and comprehensive planning to help local communities manage their growth in a manner, which makes sense for each community. The GMA guides local governments by providing a full set of planning requirements in establishing their goals, evaluating their community assets, writing comprehensive plans, and carrying out those plans through regulations and innovative techniques to achieve their future vision. The 14 goals and other provisions of the GMA are generally intended to accomplish the following:

- Encourage development in urban areas where public facilities and services can be efficiently provided.
- Discourage the conversion of undeveloped land into sprawling, low density

development.

- Promote efficient multi-modal transportation systems.
- Assure affordable housing for all income levels and a variety of residential densities and housing types.
- Protect private property rights.
- Provide timely and predictable processing of permits.
- Conserve timber, agricultural and mineral resource lands.
- Protect critical areas and the environment.
- Provide open space and recreational opportunities.
- Coordinate economic development.
- Coordinate planning among neighboring jurisdictions.
- Provide adequate public facilities and services to serve new growth.
- Provide early and continuous public participation in the planning process.
- Protect shorelines.

1.3.2. State Environmental Policy Act (SEPA)

The State Environmental Policy Act (SEPA) was enacted by the state legislature in 1971 as RCW 43.21c. It requires local governments to evaluate the environmental impacts that may result from actions they approve or undertake. Projects that are not direct proposals for development, such as the adoption of code language or a new program, are called “non-project actions” and they also require review under SEPA.

Projects or non-project actions that are expected to have significant impacts require the most analysis, typically in the form of an environmental impact statement (EIS). EISs require agencies to compare impacts from the proposed action against impacts from one or more alternatives, of which one of the alternatives must be the option of not doing the project. The expansion of urban growth boundaries (a non-project action) requires a greater level of analysis, which is why the City has prepared an EIS.

1.3.3. County-wide Planning Policies

In accordance with the requirements of GMA, County-wide Planning Policies were adopted by Spokane County December 22, 1994 and most recently amended December 14, 2004. The county-wide planning policies establish a county-wide framework for developing and adopting City and county comprehensive plans and are intended to assure that City and county plans are consistent.

These policies address issues that affect the county as a whole including citizen involvement in planning; designation of and planning in urban growth areas; affordable housing; open space/greenbelt corridors; economic development and employment; transportation; siting of public facilities; impact fees; intergovernmental cooperation; water quality and quantity; fiscal impact; and private property rights.

1.3.4. The City of Liberty Lake Comprehensive Plan 2003-2022

The City of Liberty Lake’s Comprehensive Plan is a comprehensive, integrated, and internally consistent document intended to promote economic vitality and the wise use of land.

Its goals and policies are also intended to strengthen job creation and retention, support and increase the local tax base, encourage affordable housing, and protect the unique natural features and environment that make the City of Liberty Lake a desirable place to live and work. The plan guides change and creates scenarios for future growth and development. It recognizes that planning is an active, continuous process that must be

flexible enough to accommodate new information, new concepts, and new community needs.

The plan contains Land Use; Housing; Urban Design & Community Character; Economic Development; Natural Environment; Cultural & Historical Resources; Transportation; Capital Facilities; Utilities; Community and Human Services; Essential Public Facilities; and Parks, Recreation and Open Space elements and includes background information and a set of community goals and policies. The plan addresses the adopted County-wide Planning Policies. It provides the basis for review of the City of Liberty Lake's land use designation maps, the City Development Code, the six-year Capital Facilities Plan, and other land use regulatory ordinances of the City of Liberty Lake.

1.4 Population Growth

The population has increased significantly in the Liberty Lake community over the past decade. Between 1996 and 2006, population in Spokane County grew by 37,300 people or 9.18%. In Liberty Lake, during the same period of time, the population within the original incorporated boundary grew by almost 4,165 people. Liberty Lake's share accounted for 11.16% of the county's total growth.

The Washington State Growth Management Act requires cities and counties to adopt comprehensive plans and set urban growth area boundaries to accommodate the projected population, housing and job growth. The population growth projections must be within the range provided by the State Office of Financial Management (OFM). Growth forecasts help communities to plan for land use, transportation, environmental protection, neighborhood character, school capacity, parks and open space, and affordable housing to meet the needs of the projected population. See Chapter 3 for specific population growth information and analysis.

1.5 Project Objectives

The proposed action includes the eventual adoption of updated City and county policy documents, zoning and other regulations that are used to guide and manage growth and development. These documents include the Liberty Lake Comprehensive Plan and Spokane County Comprehensive Plan. The updates are required by state law to accommodate projected 20-year population, housing and employment growth. The purposes of these planning efforts are to:

1. Manage growth in Liberty Lake, the Liberty Lake UGA, and the surrounding rural areas. The City's population is expected to grow by approximately 15,586 people over the coming 20 years. City and county staff are working to plan for and manage the forecasted growth according to the requirements of the GMA and the goals and policies in the City and county comprehensive plans.
2. Guide planning decisions and the physical development in the City and in areas adjacent to the City limits so that the forecasted growth occurs in designated areas where the necessary public facilities and services can be efficiently provided. The City and county comprehensive plans have adopted goals to limit growth in rural areas, environmentally sensitive areas, and on key agricultural or resource lands.
3. Encourage a smooth transition from County jurisdiction to City jurisdiction as both developed and undeveloped areas within the UGA are annexed to the City. The plan recognizes that the City is the appropriate provider of urban services as required by the state GMA and local policy.

4. Provide certainty to residents, property owners, developers and the community regarding the nature and extent of future development in Liberty Lake and in the City's UGA.
5. Provide a positive and appropriate transition from urban to rural land uses.
6. Encourage cooperation between City and county governments.
7. Provide for consistent development standards and one permitting agency.
8. Implement adopted policy documents such as the City and County comprehensive plans, the interlocal cooperation agreement and the Countywide Planning Policies.

The City and county comprehensive plans address land use, housing, transportation, parks and open space, capital facilities and utilities. They were developed for use by citizens, planners, developers, and elected officials as a statement of intent and as a guide for future land use development by providing goals and policies that are designed to accommodate anticipated growth and development in Liberty Lake and the UGA. The City and County will use the versions of these plans to guide the physical development of the community and decisions concerning the expenditure of funds for capital improvement projects.

Finally, the updated plans will be used to guide the development of programs, regulations, procedures, and activities necessary to carry out the plan goals and policies.

1.6 Summary of the Proposal and the Alternatives Considered

The seven alternative growth scenarios reflect varying degrees of possible residential development. Various elements of the alternatives are not mutually exclusive and may be combined in a preferred alternative to be determined through the public process by the City and Spokane County.

It should be noted that under each of the seven alternatives, projected population growth remains constant and is based on an adopted population projection of 22,511 residents for the City of Liberty Lake by the year 2026.

Alternative One (No Action)

Under this no action alternative, the forecasted population growth would be accommodated on vacant lands within existing City boundary. No changes to current zoning, environmental and other development regulations would occur. However, density within new development would be required to increase significantly beyond previous assumptions. All new development would require a minimum net density of approximately 6 dwelling units per acre. The No Action alternative is required by SEPA for the purposes of analysis.

Alternatives Two through Seven (Adjusted UGA)

These alternatives propose adjusting the existing UGA to create a larger urban growth area to accommodate anticipated growth. This alternative assumes that no zoning changes or density assumptions would be made in the City or existing UGA. Existing county zoning would be reviewed to identify areas appropriate for commercial, industrial, mixed use or urban density residential development. Several property owners in these areas requested inclusion of these areas in the UGA. The City agreed to evaluate these areas as part of the UGA update process.

Summary Evaluation of the Growth Alternatives

The 20-year population growth forecast adopted by the City is used throughout this DEIS. The method by which the City accommodates this growth, however, is different under each of the growth alternatives. The population of City of Liberty Lake and the UGA is expected to increase to reach a total population of 22,511 by the year 2026. See Chapter 3 for a detailed evaluation of the alternatives.

Alternative 1 - No Action

Under this no action alternative, the forecasted 20-year population growth would be accommodated on vacant and unused lands within existing City boundary. No changes to current zoning, environmental or other development regulations would occur (See Map 1.1)

Residential Development

New residential development would occur where vacant land is available.

Development patterns in the City and UGA would require increased density in all new development. The resulting residential development would likely be a mixture of higher density with detached single-family homes, multi-family, and mixed use. New residential development would be concentrated in new neighborhoods that have the majority of the vacant single, mixed, and multi-family zoned land supply and within mixed use zones.

In the existing UGA, development would continue under current zoning and development regulations.

Summary of the No Action Alternative

Adoption of the No Action alternative would require the City to increase existing development patterns and density assumptions in order for the land to accommodate the forecasted 20-year growth in population and housing. As a result, new development would be required to meet a minimum net density of 6 dwelling units or greater per acre as compared with current development patterns and assumptions of a minimum of net density of 4 dwelling units per acre.

Alternatives 2 through 7 - Adjusted UGA

This alternative assumes that no zoning changes would be made within the City or UGA (as described under the No Action alternative). Under this alternative, the UGA boundary would be expanded to include additional vacant land needed to accommodate the projected growth. However, under Alternatives 3-7, residential density would need to increase within City limits. These Alternatives examine several areas outside the existing UGA boundaries for potential inclusion in an expanded UGA (See Maps 1.2 through 1.7.).

Summary of the Adjusted UGA Boundary Alternative

The strategies contained in these alternatives are supported by the goals and policies in the Growth Management Act, the City Comprehensive Plan, and County-wide Planning Policies providing development occurs at an urban density and without reductions of adopted levels of service (LOS). Adding lands to the existing Urban Growth Areas must be supported with a full array of urban services and be developed to ensure efficient use of services. Specific mitigation measures would be determined at the time a

development proposal is made and could affect the ability for growth to occur in some areas. The City Council will determine the scope of expansion through review of analysis and public process.

CHAPTER 2: NATURAL ENVIRONMENT – EXISTING CONDITIONS, ENVIRONMENTAL IMPACTS AND MITIGATING MEASURES

This DEIS provides information about the environmental impacts that could generally be expected under the seven growth management alternatives considered. State Environmental Policy Act (SEPA) rules allow the discussion of alternatives to be conducted at a level of detail appropriate to the scope of the proposal. Once the City and County adopt these updates and amendments, there will be site-specific projects that could have more direct impacts on the environment. These projects may be subject to further environmental review.

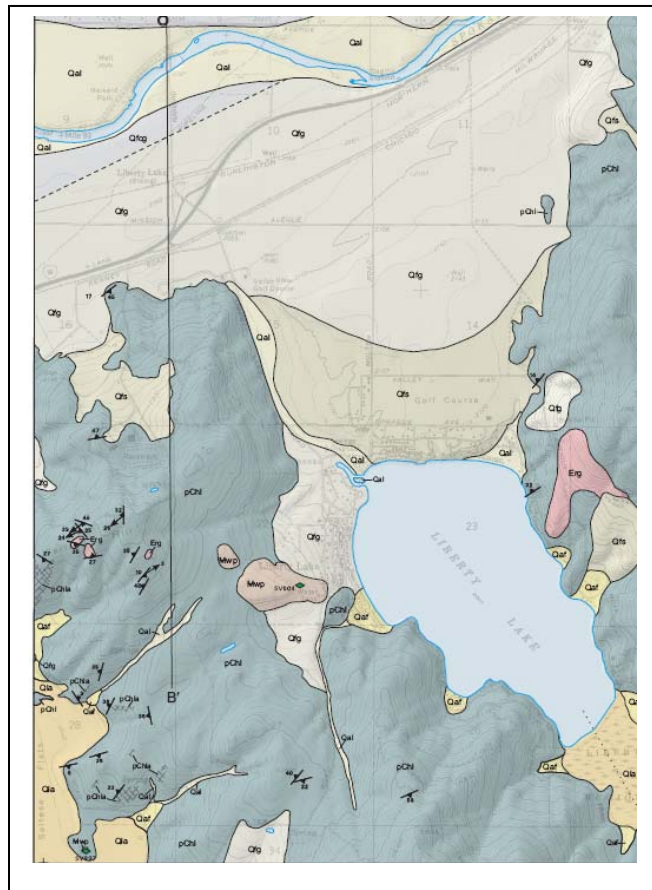
SEPA encourages discussion of the growth management alternatives to adequately inform decision makers of potential environmental impacts. SEPA suggests that the general environmental, as well as social, economic and other considerations, be taken into account when weighing the expected impact of each growth management alternative. However, this DEIS is programmatic rather than project-specific and, therefore, is not required to evaluate *all* possible impacts of development. The purpose of this DEIS is to analyze and discuss the potential environmental impacts of each alternative in order to provide a basis for officials to make decisions. Financing of capital improvements, economic competition, fiscal impact, or cost-benefit analysis are not required by SEPA (WAC 197-11-448 and 450).

2.1 EARTH

2.1.1. Earth – Existing Conditions

2.1.1.1. Geology

Selection and enlargement of the Geologic Map of the Washington Portions of the Liberty Lake 7.5-minute Quadrangle and the South Half of the Newman Lake 7.5-minute Quadrangle, Spokane County (See entire map in appendices; See Description of Map Units on the following page).



MAP 2.1

pChl	<p>Hauser Lake Gneiss (Precambrian)—Interlayered granofels and semipelitic to pelitic schist and gneiss containing variable amounts of quartz, potassium feldspar, plagioclase, biotite, sillimanite, and garnet (also primary muscovite near the southern boundary of the Liberty Lake quadrangle); gray, tan, and brown; coarse grained (locally migmatitic); pelitic part of unit is thinly banded and is intensely crumpled on a small scale in many places; contains discontinuous dikes and irregular crosscutting bodies of feldspar, quartz, and pre-, syn-, and post-kinematic, leucocratic, two-mica pegmatite; contains concordant, structurally disrupted layers and boudins of garnet-hornblende amphibolite. Prominent mylonitic foliation and mineral lineation (N70°E) defined by aligned sillimanite are present throughout nearly all of the Hauser Lake Gneiss. Weissenborn and Weiss (1976) suggested that the protolith for the Hauser Lake Gneiss was the Prichard or Burke Formation of the Precambrian Belt Supergroup. The amphibolites are interpreted as metamorphosed mafic sills (Doughty and others, 1998), which are common in the Prichard Formation. Locally divided into:</p>	Qal	<p>Alluvium (Holocene)—Silt, sand, and gravel deposits in present-day stream channels, on flood plains, and on terraces; consists of reworked glacial flood deposits (units Qfg and Qfs) and loess; may include small alluvial fans and minor mass-wasting deposits that extend onto the flood plain from tributaries.</p>
Qfg	<p>Glacial flood deposits, predominantly gravel (Pleistocene)—Thick-bedded to massive mixture of boulders, cobbles, pebbles, granules, and sand; contains beds and lenses of sand and silt; gray, yellowish gray, or light brown; poorly to moderately sorted; both matrix and clast supported; locally composed of boulders and cobbles in a matrix of mostly pebbles and coarse sand; boulders and cobbles consist predominantly of local bedrock units and units found to the east and northeast in Idaho; found mainly outside of the principal flood channel, which approximates the present course of the Spokane River.</p>	Qfg	<p>Priest Rapids Member of the Wanapum Basalt, Columbia River Basalt Group (middle Miocene)—Dark gray to black, fine-grained, dense basalt consisting of plagioclase, pyroxene, and olivine in a mostly glass matrix. Basalt is of the Rosalia chemical type (Table 1), which has higher titanium and lower magnesium and chromium than other flows of Wanapum Basalt (Steve Reidel, Pacific Northwest National Laboratory, oral commun., 1998). This unit is between 14.5 and 15.3 m.y. old and has reversed magnetic polarity (Reidel and others, 1989).</p>
pChl-Erg	<p>Mount Rathdrum quartz monzonite to granite bodies (unit Erg) in Hauser Lake Gneiss that are too small or poorly exposed to be mapped separately. They, however, make up a considerable portion of the rock in those areas.</p>	Mwp	
pChla	<p>Areas where garnet-hornblende amphibolite bodies are particularly large and (or) concentrated; however, considerable Hauser Lake Gneiss occurs with the amphibolite.</p>		
Qfcg	<p>Glacial flood-channel deposits, predominantly gravel (Pleistocene)—Thick-bedded to massive mixture of boulders, cobbles, pebbles, granules, and sand; may contain beds and lenses of sand and silt; gray, yellowish gray, or light brown; poorly to moderately sorted; both matrix and clast supported; locally composed of boulders and cobbles in a matrix of mostly pebbles and coarse sand; derived from granitic and metamorphic rocks similar to those exposed both locally and to the northeast and east in Idaho. This unit differs from unit Qfg in that it fills the deep, ancestral channel of the Spokane River, which now forms the Spokane Valley–Rathdrum Prairie aquifer. The flood deposits filling the channels are known to be several hundred feet thick. Boundaries between this unit and unit Qfg are based on location of these channels rather than clast-size differences.</p>		



WASHINGTON STATE DEPARTMENT OF
Natural Resources
 Doug Sutherland • Commissioner of Public Lands
 Division of Geology and Earth Resources
 Ron Teisene • State Geologist

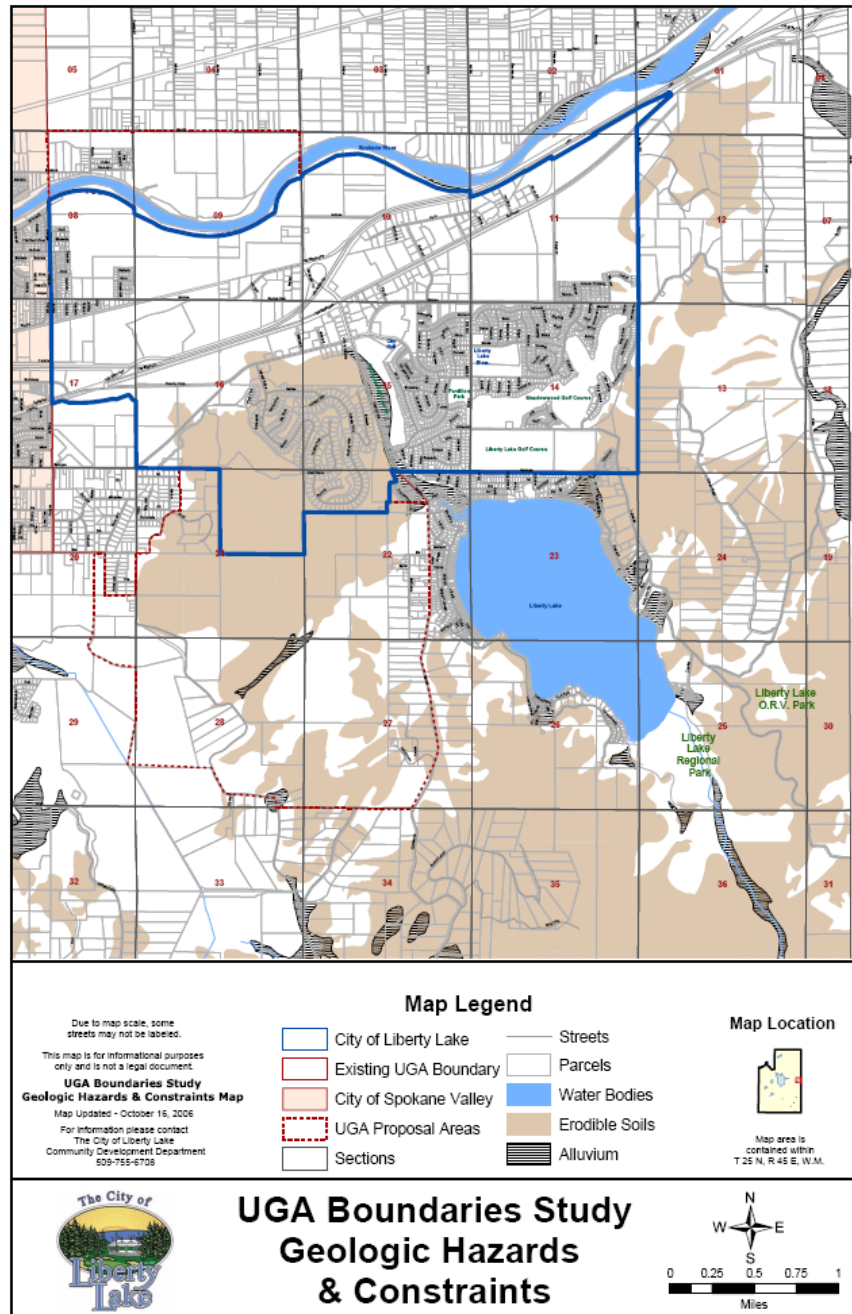
The northwest portion of Alternatives 2 and 3 lies north of the Spokane River and is situated on Qal – Alluvium (Holocene): Silt, sand, and gravel deposits in present day stream channels, on flood plains, and on terraces; consists of reworked glacial flood deposits (units Qfg and Qfs) and loess; may include small alluvial fans and minor mass wasting deposits that extend onto the flood plain from tributaries. The northwest portion of Alternatives 2 and 3 is also situated on Qfcg – Glacial flood-channel deposits, predominantly gravel (Pleistocene).

The southwest portion of Alternatives 2, 4, 5, 6, and 7 lie south of the City of Liberty Lake southern City limits. The majority of the area is situated over pChl – Hauser Lake Gneiss (Precambrian): Interlayered granofels and semipelitic to pelitic schist and gneiss containing variable amounts of quartz, potassium feldspar, plagioclase, biotite, sillimanite, and garnet (also primarily muscovite near the southern boundary of the Liberty Lake Quadrangle); grey, tan, and brown; coarse grained (locally migmatitic); pelitic part of unit is thinly banded and is intensely crumpled on a small scale in many places; contains discontinuous dykes and irregular cross-cutting bodies of feldspar, quartz, and pre-, syn-, and post-kinematic, leucocratic, two-mica pegmatite; contains concordant, structurally disrupted layers and boudins of garnet-hornblende amphibolite. Prominent mylonitic foliation and mineral lineation (N70°E) defined by aligned sillimanite are present throughout nearly all of the Hauser Lake Gneiss. Weissenborn and Weiss (1976) suggested that the protolith for the Hauser Lake Gneiss was the Prichard or Burke Formation of the Precambrian Belt Supergroup. The amphibolites are interpreted as metamorphosed mafic sills (Doughty and others, 1998), which are common in the Prichard Formation. Locally divided into:

pChl-Erg – Mount Rathdrum quartz monzonite to granite bodies (unit Erg) in Hauser Lake Gneiss that are too small or poorly exposed to be mapped separately. They, however, make up a considerable portion of the rock in those areas.

pChla – Areas where garnet-hornblende amphibolite bodies are particularly large and (or) concentrated; however, considerable Hauser Lake Gneiss occurs with the amphibolite.

2.1.1.2 Soils

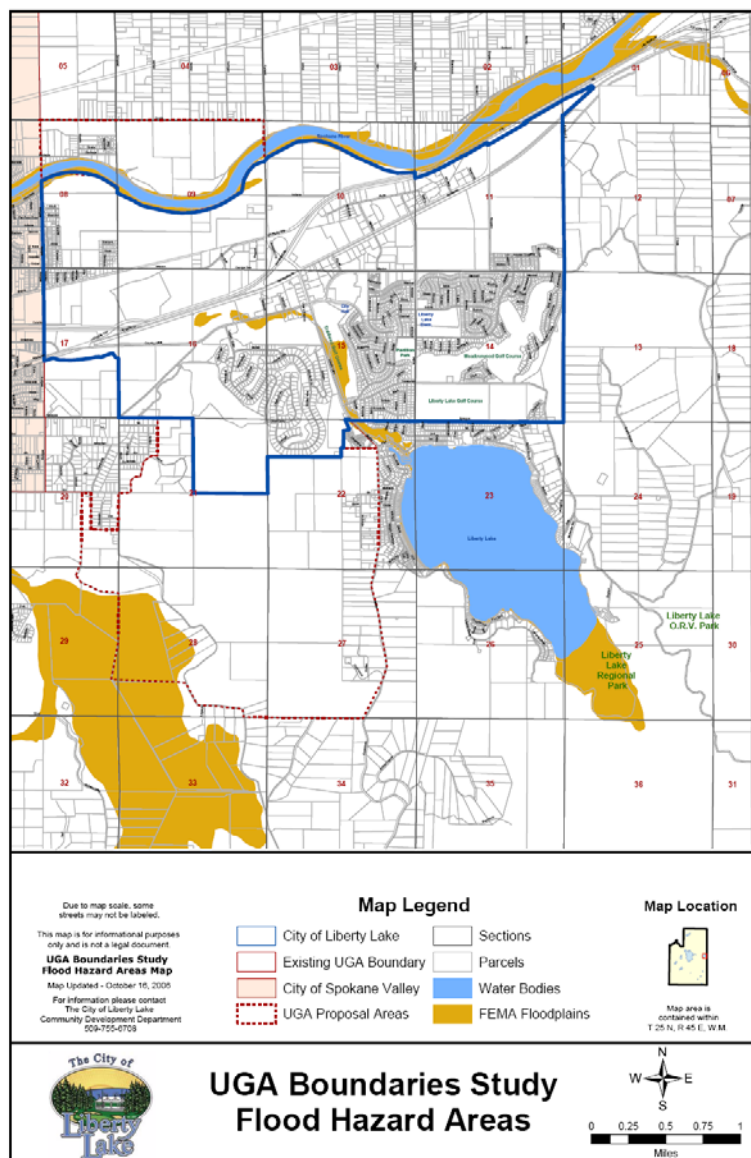


MAP 2.2

The *Soil Survey of Spokane County, Washington*, available online from the Natural Resource Conservation Service, identifies 4 different soil types in the NW study area (Alternatives 2 & 3).

This same soil survey identifies over 25 different soil types in the SW study area (Alternatives 2 through 7). For each soil type the survey identifies soil limitations for various types of construction and development and soil suitability for agriculture and forestry. Map 2.2, Geologic Hazards and Constraints, shows that Alternatives 2,4,5,6, and 7 contain large areas of erodible soils and a small area of alluvium.

Soil characteristics are a function of the underlying parent material, climate, slope, drainage, depth to groundwater, vegetation, degree of disturbance and historical land use. Specific site conditions should be verified on specific projects by on-site analysis and testing, due to the potential for irregular or small-scale inclusions of dissimilar soil types and the likelihood of previous disturbance such as grading, excavation and/or fill.



MAP 2.3

2.1.1.3. Topography

The topography of the NW area is generally flat rural lands in agricultural use except steep slopes on the shoreline of the Spokane River. None of the shoreline is designated a geologically hazardous area, however, it is a FEMA designated floodplain.

The topography of the SW area includes vegetated hills; sparsely vegetated hills; rural lands in agricultural use, steep slopes, and Alternatives 2 & 6 contain areas of FEMA floodplains.

The Spokane County Critical Areas Ordinance (CAO) identifies landslide areas on slopes of 30% or greater; soils identified by Natural Resource Conservation Service as having a severe potential for erosion; hydraulic factors such as existing on-site surface and groundwater or changes in hydraulic factors, caused by proposals that create a severe potential for erosion or landslide hazard; areas that historically have been prone to landsliding (areas adjacent to lakes, streams, springs) or any one of the following geologic formations: alluvium, landslide deposit, Latah formation; areas of uncompacted fill; and areas that are unstable as a result of rapid stream or stream bank erosion. The CAO also states: "The existing map sources provide a general level of information and are not intended to pinpoint erosion or landslide hazards on individual sites or properties. Specific information may be provided by the applicant that indicates characteristics are not present on the site or that the proposal is not located within nor will impact a geologically hazardous area. In addition, there may be areas not designated on Spokane County maps that exhibit the characteristics of geologically hazardous areas. It is the intent of this ordinance to require all areas which meet the classification characteristics of geologically hazardous areas to meet the requirements of this section" (11.20.070).

2.1.1.4. Unique Physical Features

Unique physical features in the NW study area (Alternatives 2 & 3) include the Spokane River and its shorelines.

Unique physical features in the SW study area include hills; forested backdrops; views of Liberty Lake; and small unnamed creeks and wetlands.

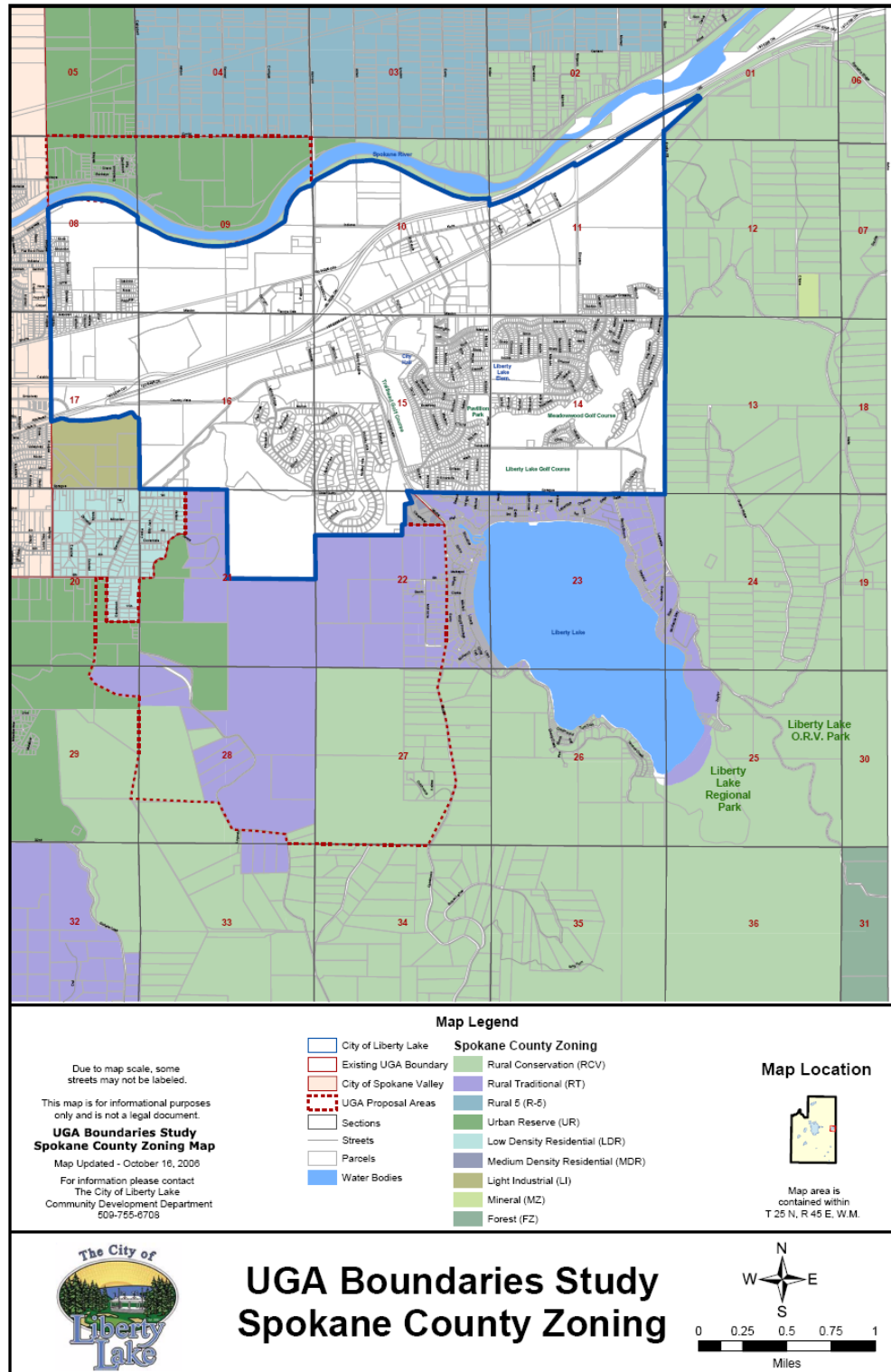
2.1.1.5. Erosion/Accretion

Erosion is the removal and down gradient transfer of natural earth materials from a site due to the action of running water, freeze/thaw conditions, wind, chemical dissolution, or mechanical means. Map 2.2, Geologic Hazards and Constraints, shows that Alternatives 2,4,5,6, and 7 contain large areas of erodible soils and a small area of alluvium.

Accretion is the deposition and buildup of sediment due to river, stream, or wave action typically occurring near river mouths or along a beach or headland. The Spokane River, located in the NW study area (Alternatives 2 & 3), has the potential for accretion due to the volume of water and sediment load that it carries.

2.1.2. Earth – Impacts

New Construction, road improvements, and utility installation involving land clearing, fill, excavation, grading, and alteration of drainage characteristics may potentially affect the earth environment in a variety of ways.



MAP 2.4

The Spokane County Board of Commissioners recently passed a resolution regarding adoption of screening and evaluation criteria for the Spokane County Comprehensive Plan Update which states that land currently zoned Rural Conservation should be excluded from inclusion in the UGA.

Alternative 1 – No Action

The No Action alternative is expected to push growth and the impacts of growth not previously anticipated during the 2001 projections and analysis to the existing City limits. This alternative would focus development and impacts in the existing City and would be expected to result in the least amount of land impacted by development.

Alternative 2 (All Alternatives Included) – Adjusted UGA Boundary

This would expand the development pattern outside the existing UGA and would be expected to create the most significant and widespread impacts to the earth.

Under this alternative new growth would be directed into the existing City, and would require an expansion of the UGA. This alternative would be expected to result in areas of land that is presently designated as Urban Reserve, Rural Traditional, and Rural Conservation being developed for urban land uses.

Steep slopes and rock outcrops in some areas may affect the ability to attain maximum residential densities and increase costs of development.

The removal of vegetation may decrease habitat value, reduce wind buffering, alter light and glare, increase surface temperature fluctuations, diminish rainwater storage, change hydrologic characteristics, require burning or other disposal, reduce oxygen production, affect soil stability and structure and generally accelerate erosional processes.

Placement of earth fill may alter topography, compact subsurface soils, reduce infiltration of water, cause differential settling, alter subsurface and surface drainage patterns, destabilize hill slopes, result in methane gas production, create borrow pits, compress and damage vegetative root systems, create a safety hazard if left steeply sloped and unconsolidated, and accelerate erosion. Fill materials may also be subject to liquefaction during seismic events.

Excavation may alter topography, create unstable side slopes, destabilize hill slopes, alter subsurface and surface drainage, create ponding, contaminate groundwater, create borrow pits, damage root systems, require disposal sites, require blasting, cause liquefaction of soil and subsoil due to vigorous motion, disrupt the archaeological record, destroy the soil column and accelerate erosion.

Grading may result in a combination of impacts typical of earth fills and excavation depending on the degree of cut and/or fills, but will always disrupt the soil surface and therefore likely result in increased erosion potential.

Altered drainage from land disturbance activity, unless intentionally corrective, may result in a destabilized drainage network. Accelerated runoff or diversion of drainage from one system to another, may result in the temporary or prolonged overburdening of channel carrying capacity, causing scouring of stream banks, possible flooding and downstream sediment deposition. Altered drainage may also wash away topsoil, preventing the reestablishment of vegetation, thus continuing the erosional cycle.

Impacts may be from single projects, or result from cumulative actions.

Alternative 3 – NW Proposal

Under this alternative, new growth would be directed into the existing City, but would require a minor expansion of the UGA. This alternative would be expected to result in a moderate area of land that is presently designated as urban reserve being developed for urban land uses.

Alternative 4 – Entire SW Proposal

This would expand development outside of the existing UGA and would be expected to create significant and widespread impacts to the earth.

Under this alternative new growth would be directed into the existing City, and would require an expansion of the UGA. This alternative would be expected to result in areas of land that is presently designated as Urban Reserve, Rural Traditional, and Rural Conservation being developed for urban land uses.

Steep slopes and rock outcrops in some areas may affect the ability to attain maximum residential densities and increase costs of development.

The removal of vegetation may decrease habitat value, reduce wind buffering, alter light and glare, increase surface temperature fluctuations, diminish rainwater storage, change hydrologic characteristics, require burning or other disposal, reduce oxygen production, affect soil stability and structure and generally accelerate erosional processes.

Placement of earth fill may alter topography, compact subsurface soils, reduce infiltration of water, cause differential settling, alter subsurface and surface drainage patterns, destabilize hill slopes, result in methane gas production, create borrow pits, compress and damage vegetative root systems, create a safety hazard if left steeply sloped and unconsolidated, and accelerate erosion. Fill materials may also be subject to liquefaction during seismic events.

Excavation may alter topography, create unstable side slopes, destabilize hill slopes, alter subsurface and surface drainage, create ponding, contaminate groundwater, create borrow pits, damage root systems, require disposal sites, require blasting, cause liquefaction of soil and subsoil due to vigorous motion, disrupt the archaeological record, destroy the soil column and accelerate erosion.

Grading may result in a combination of impacts typical of earth fills and excavation depending on the degree of cut and/or fills, but will always disrupt the soil surface and therefore likely result in increased erosion potential.

Altered drainage from land disturbance activity, unless intentionally corrective, may result in a destabilized drainage network. Accelerated runoff or diversion of drainage from one system to another, may result in the temporary or prolonged overburdening of channel carrying capacity, causing scouring of stream banks, possible flooding and downstream sediment deposition. Altered drainage may also wash away topsoil, preventing the reestablishment of vegetation, thus continuing the erosional cycle.

Impacts may be from single projects, or result from cumulative actions.

Alternative 5 – SW excluding areas east of Garry Rd. and west of Henry Rd.

This would expand development outside of the UGA and would be expected to create widespread impacts to the earth while removing the portion with FEMA Floodplain and wetland designation. According to a June 2006 letter from Brenda Sims, Stormwater Utility Manager for Spokane County, to Jim Manson, Spokane County Building and Planning Director, the area east of Henry Road would be particularly difficult to provide stormwater management due to soils, surface geology and steep slopes.

Under this alternative new growth would be directed into the existing City, and would require an expansion of the UGA. This alternative would be expected to result in areas of land that is presently designated as Urban Reserve, Rural Traditional, and Rural Conservation being developed for urban land uses.

Steep slopes and rock outcrops in some areas may affect the ability to attain maximum residential densities and increase costs of development.

The removal of vegetation may decrease habitat value, reduce wind buffering, alter light and glare, increase surface temperature fluctuations, diminish rainwater storage, change hydrologic characteristics, require burning or other disposal, reduce oxygen production, affect soil stability and structure and generally accelerate erosional processes.

Placement of earth fill may alter topography, compact subsurface soils, reduce infiltration of water, cause differential settling, alter subsurface and surface drainage patterns, destabilize hill slopes, result in methane gas production, create borrow pits, compress and damage vegetative root systems, create a safety hazard if left steeply sloped and unconsolidated, and accelerate erosion. Fill materials may also be subject to liquefaction during seismic events.

Excavation may alter topography, create unstable side slopes, destabilize hill slopes, alter subsurface and surface drainage, create ponding, contaminate groundwater, create borrow pits, damage root systems, require disposal sites, require blasting, cause liquefaction of soil and subsoil due to vigorous motion, disrupt the archaeological record, destroy the soil column and accelerate erosion.

Grading may result in a combination of impacts typical of earth fills and excavation depending on the degree of cut and/or fills, but will always disrupt the soil surface and therefore likely result in increased erosion potential.

Altered drainage from land disturbance activity, unless intentionally corrective, may result in a destabilized drainage network. Accelerated runoff or diversion of drainage from one system to another, may result in the temporary or prolonged overburdening of channel carrying capacity, causing scouring of stream banks, possible flooding and downstream sediment deposition. Altered drainage may also wash away topsoil, preventing the reestablishment of vegetation, thus continuing the erosional cycle.

Impacts may be from single projects, or result from cumulative actions.

Alternative 6 – SW excluding east of Garry Rd.

This would expand development outside the existing UGA and would be expected to create widespread impacts to the earth. Removing a portion east of Garry Rd. would alleviate some of the associated impacts on the Liberty Lake Watershed, but would

increase impact by adding land west of Henry Rd. designated FEMA Floodplain and wetlands. According to a June 2006 letter from Brenda Sims, Stormwater Utility Manager for Spokane County, to Jim Manson, Spokane County Building and Planning Director, the area east of Henry Road would be particularly difficult to provide stormwater management due to soils, surface geology and steep slopes.

Under this alternative new growth would be directed into the existing City, and would require an expansion of the UGA. This alternative would be expected to result in areas of land that is presently designated as Urban Reserve, Rural Traditional, and Rural Conservation being developed for urban land uses.

Steep slopes and rock outcrops in some areas may affect the ability to attain maximum residential densities and increase costs of development.

The removal of vegetation may decrease habitat value, reduce wind buffering, alter light and glare, increase surface temperature fluctuations, diminish rainwater storage, change hydrologic characteristics, require burning or other disposal, reduce oxygen production, affect soil stability and structure and generally accelerate erosional processes.

Placement of earth fill may alter topography, compact subsurface soils, reduce infiltration of water, cause differential settling, alter subsurface and surface drainage patterns, destabilize hill slopes, result in methane gas production, create borrow pits, compress and damage vegetative root systems, create a safety hazard if left steeply sloped and unconsolidated, and accelerate erosion. Fill materials may also be subject to liquefaction during seismic events.

Excavation may alter topography, create unstable side slopes, destabilize hill slopes, alter subsurface and surface drainage, create ponding, contaminate groundwater, create borrow pits, damage root systems, require disposal sites, require blasting, cause liquefaction of soil and subsoil due to vigorous motion, disrupt the archaeological record, destroy the soil column and accelerate erosion.

Grading may result in a combination of impacts typical of earth fills and excavation depending on the degree of cut and/or fills, but will always disrupt the soil surface and therefore likely result in increased erosion potential.

Altered drainage from land disturbance activity, unless intentionally corrective, may result in a destabilized drainage network. Accelerated runoff or diversion of drainage from one system to another, may result in the temporary or prolonged overburdening of channel carrying capacity, causing scouring of stream banks, possible flooding and downstream sediment deposition. Altered drainage may also wash away topsoil, preventing the reestablishment of vegetation, thus continuing the erosional cycle.

Impacts may be from single projects, or result from cumulative actions.

Alternative 7 – SW area excluding west of Henry Rd.

This would expand development outside the existing UGA and would be expected to create widespread impacts to the earth by including the portion with FEMA Floodplain and wetland designation. According to a June 2006 letter from Brenda Sims, Stormwater Utility Manager for Spokane County, to Jim Manson, Spokane County Building and Planning Director, the area east of Henry Road would be particularly difficult to provide stormwater management due to soils, surface geology and steep slopes.

Under this alternative new growth would be directed into the existing City, and would require an expansion of the UGA. This alternative would be expected to result in areas of land that is presently designated as Urban Reserve, Rural Traditional, and Rural Conservation being developed for urban land uses.

Steep slopes and rock outcrops in some areas may affect the ability to attain maximum residential densities and increase costs of development.

The removal of vegetation may decrease habitat value, reduce wind buffering, alter light and glare, increase surface temperature fluctuations, diminish rainwater storage, change hydrologic characteristics, require burning or other disposal, reduce oxygen production, affect soil stability and structure and generally accelerate erosional processes.

Placement of earth fill may alter topography, compact subsurface soils, reduce infiltration of water, cause differential settling, alter subsurface and surface drainage patterns, destabilize hill slopes, result in methane gas production, create borrow pits, compress and damage vegetative root systems, create a safety hazard if left steeply sloped and unconsolidated, and accelerate erosion. Fill materials may also be subject to liquefaction during seismic events.

Excavation may alter topography, create unstable side slopes, destabilize hill slopes, alter subsurface and surface drainage, create ponding, contaminate groundwater, create borrow pits, damage root systems, require disposal sites, require blasting, cause liquefaction of soil and subsoil due to vigorous motion, disrupt the archaeological record, destroy the soil column and accelerate erosion.

Grading may result in a combination of impacts typical of earth fills and excavation depending on the degree of cut and/or fills, but will always disrupt the soil surface and therefore likely result in increased erosion potential.

Altered drainage from land disturbance activity, unless intentionally corrective, may result in a destabilized drainage network. Accelerated runoff or diversion of drainage from one system to another, may result in the temporary or prolonged overburdening of channel carrying capacity, causing scouring of stream banks, possible flooding and downstream sediment deposition. Altered drainage may also wash away topsoil, preventing the reestablishment of vegetation, thus continuing the erosional cycle.

Impacts may be from single projects, or result from cumulative actions.

2.1.3. Earth – Mitigating Measures

For all seven alternatives: No Action and Adjusted UGA, a variety of management actions will reduce negative impacts to the earth environment. These may be grouped into the following categories:

2.1.3.1. Zoning Mechanisms

Zoning mechanisms include land use designations (industrial, commercial, residential etc.) that are most appropriate for the physical setting, based on elements of environmental sensitivity and existing development patterns. Density and cluster provisions, specific area plan overlays, and planned unit developments provide site design flexibility. Lot coverage limitations, setback requirements, impervious surface

limitations and structural size limitations can limit environmental impacts. Density bonus incentives for projects with substantial community benefit, modification of variance criteria due to environmental elements and other strategies should be considered outside of the Liberty Lake Watershed.

2.1.3.2. Environmental Ordinances

Environmental ordinances are regulatory tools that address development standards in environmentally sensitive areas such as wetlands and streams, shoreline areas, geologic hazard areas (steep slopes etc.), critical wildlife habitat and areas of local habitat significance, frequently flooded areas, and critical aquifer recharge areas. They tend to emphasize avoidance, alternatives analysis, minimization and mitigation based on functional parameters.

The existing Spokane County Shorelines Program would be used to regulate development on the shorelines of the Spokane River. The City's Environmental Ordinance also addresses wetlands, fish and wildlife habitat conservation areas, geologically hazardous areas, and critical aquifer recharge areas. In unincorporated Spokane County the Critical Areas Ordinance addresses development within geologically hazardous areas, critical aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, streams and stream buffers, and wetlands that meet the minimum size thresholds and their associated buffers.

Geologic hazards, wildlife habitat and other natural features are also regulated through the SEPA process and specific prerequisites within the comprehensive plan.

2.1.3.3. Development Regulations

The City of Liberty Lake Development Code regulates all land clearing and grading activity requiring site planning, construction access, erosion controls, drainage plans, and site restoration or mitigation in the City. Chapter 14.824 of the County's zoning code and Appendix J of the International Building Code (IBC) regulate land clearing and grading activity.

2.1.3.4. Best Management Practices (BMPs)

BMPs are specific techniques of construction design, methodology and timing developed to minimize known impacts on the environment. Examples of BMPs are: avoiding or minimize land disturbance or construction on sensitive soils during the wet season, erosion and sedimentation control methods, minimize cleared areas and retain native vegetation.

2.1.3.5. Innovative Site Development

Specific Area Plan Overlays (SAP) are an innovative approach to development which accommodates community growth while reducing impacts to natural resources. The SAP process takes into consideration the site and tailors development proposals that address specific features of the site and designs to minimize the environmental impacts of development activities. SAP practices include, development scaled to minimize reliance on automobiles, landscapes designed to control stormwater and conservation measures. SAP also provides for density transfers or transferable development rights as a method of providing efficient land use while protecting critical areas and offering retention of open space.

2.1.3.6. Site Characterization

Environmental site characterization addresses informational requirements prior to permitting and site disturbance. The following are examples of environmental site characterization: slope stability analysis, drainage conveyance capacity investigation, wetland delineation, habitat survey, seismic analysis, soil suitability study, hydrogeologic assessment, site history, hazardous materials audit, alternatives analysis and so forth.

2.1.3.7. Conservation Strategies

"Conservation Futures" is a property tax on all lands within Spokane County, enabled by the Washington State Legislature in 1971. Spokane County adopted and began a local program in 1994. Spokane County's Conservation Futures Program is intended to protect, preserve, maintain, enhance, restore, limit the future use of or otherwise conserve selected open space land, rural lands in agricultural use, forests, wetlands, wildlife habitats, and other lands having significant recreational, social, scenic, or aesthetic values within the boundaries of Spokane County. Acquired properties will not be developed but kept in an enhanced natural area consistent with the Revised Code of Washington (RCW Chapter 84.34). As a jurisdiction within Spokane County, the City of Liberty Lake will participate in this program when possible. Conservation Futures funds are used towards acquisition of property and/or property easements that ensure public access and enjoyment of our greatest resources in perpetuity.

The City has the Open Space and Recreation Zoning District - O (Open Space and Recreation) – The O zone allows for open area spaces and recreational uses such as public/ private parks, preserves, and trails, as well as public and privately owned facilities. Local and regional recreation opportunities are included within this zone. The zone promotes the conservation of public and private sensitive or critical natural resource areas and areas of local interest as open space.

2.1.3.8. Redevelopment of Existing Buildings and Infrastructure

Redevelopment could involve a variety of actions which might include renovation of existing buildings and creation of incentives to increase occupancy, allowance of mixed uses within a single building, permitting accessory dwelling units within existing residential neighborhoods, density minimums to insure buildout efficiency, increasing height limits in built out areas where appropriate, requiring underground or rooftop parking where feasible, upgrading existing utility corridors to handle added density, eliminating bottlenecks in traffic circulation systems and improving the attractiveness and function of existing parks and public property to increase redevelopment potential.

All of these efforts would reduce the demand for new construction on previously undeveloped sites and improve efficiency within existing footprints. For example, a five story building has the same amount of impervious surface as a single story building on the same footprint.

2.2 AGRICULTURAL CROPS

2.2.1. Agricultural Crops – Existing Conditions

The City of Liberty Lake does not designate land for agricultural use.

Spokane County has designated the existing UGA Medium Density Residential, Low Density Residential, and Light Industrial.

The NW area is zoned Urban Reserve, while the SW areas are designated Urban Reserve, Rural Traditional, and Rural Conservation. See Map 2.4 for Spokane County Zoning.

The **Rural Traditional (RT)** zone includes large-lot residential uses and resource-based industries, including ranching, farming and wood lot operations. Industrial uses will be limited to industries directly related to and dependent on natural resources. Rural-oriented recreation uses also play a role in this category. Rural residential clustering is allowed to encourage open space and resource conservation.

The **Rural Conservation (RCV)** zone applies to environmentally sensitive areas, including critical areas and wildlife corridors. Criteria to designate boundaries for this classification were developed from Spokane County's Critical Areas ordinance and Comprehensive Plan studies and analysis. This classification encourages low-impact uses and utilizes rural clustering to protect sensitive areas and preserve open space.

The **Urban Reserve (UR)** zone includes lands outside the Urban Growth Area that are preserved for expansion of urban development in the long term. These areas are given development standards and incentives so that land uses established in the near future do not preclude their eventual conversion to urban densities. Residential clustering is encouraged to allow residential development rights while ensuring that these areas will be available for future development.

There are several agricultural/horticultural nurseries and small individual farms in the proposed NW and SW UGA alternatives, but there are no farms or rural lands which are designated for long term productive agricultural and resource use.

2.2.2. Agricultural Crops – Impacts

The existing agricultural activity in the proposed UGA is a remnant of historical land use. A comparison of the agriculture component on the existing Land Use Map with current agricultural activity shows a significant loss of farming in the past 20 years. Agricultural land will continue to be converted to large lot subdivisions within the proposed UGA as long as undeveloped acreage remains available. Proximity to jobs in Spokane, Spokane Valley, and Liberty Lake makes the Rural zoned land attractive to homebuyers looking for acreage close to town. Whether or not there is adequate or even excessive capacity added to the UGA, and even if intensive infill occurs, agriculture will continue to decline in this area. The County's Rural Traditional, Urban Reserve, and Rural Conservation zoning designations protect rural lands, not agricultural use. Under all alternatives, it is likely that without additional rural lands in agricultural use protection measures; rural lands in agricultural use will continue to be lost to development.

Another impact of rural home development in this area is the loss of future opportunities for urban development. Large lot zoning where homes are often centered in the middle of the lot makes redevelopment at urban densities difficult. If the future use for some or all of the current Rural zoned land is urban development at some point in the future, serious consideration should be given to the types of development patterns permitted within the rural designated zones. Another impact of the conversion to large lot subdivisions is the proliferation of exempt wells in areas closed to surface water withdrawals. Because of the connection between groundwater based wells and surface water flows exempt wells pose a growing concern for fish and wildlife habitat dependent on minimum instream flows.

Alternative 1 – No Action

This alternative would be likely to create the least amount of impact to rural lands in agricultural use, but without additional protection measures, the County would continue to experience loss of agricultural areas over time. Further, large-lot development would continue with onsite wells and septic systems which hinder further infill opportunities.

Alternative 2 – Adjusted UGA Boundary – All Alternatives Included

This alternative would be expected to create the most significant loss of rural lands in agricultural use as well as increased potential for future urban infill.

Alternative 3 – Adjusted UGA Boundary – NW area

Because this area is currently zoned Urban Reserve, this alternative would be expected to have less of an impact on rural lands in agricultural use than alternatives 2, 4, and 6. Adjusting the UGA boundary would be expected to create the loss of rural lands in agricultural use and impacts to agricultural crops as well as increased potential for future urban infill.

Alternative 4 – Adjusted UGA Boundary – Entire SW area

Because the majority of this area is zoned Rural Conservation and Rural Traditional, this alternative would be expected to have a much greater impact on rural lands in agricultural use than alternatives 1 and 3. Adjusting the UGA boundary would be expected to create a significant loss of rural lands in agricultural use and impacts to agricultural crops as well as increased potential for future urban infill.

Alternative 5 – Adjusted UGA Boundary – SW area excluding east of Garry Rd. and west of Henry Rd.

While the majority of this area is zoned Rural Conservation and Rural Traditional, this alternative would remove some Rural Conservation and Rural Traditional lands, it is still expected to have a greater impact on rural lands in agricultural use than alternatives 1 and 3. This alternative would remove a small portion of Urban Reserve zoning. Adjusting the UGA boundary would be expected to create a significant loss of rural lands in agricultural use and impacts to agricultural crops as well as increased potential for future urban infill.

Alternative 6 – Adjusted UGA Boundary – SW area excluding east of Garry Rd.

While the majority of this area is zoned Rural Conservation and Rural Traditional, this alternative would remove some Rural Conservation and Rural Traditional lands, it is still expected to have a greater impact on rural lands in agricultural use than alternatives 1 and 3. This alternative would add a small portion of Urban Reserve zoning. Adjusting the UGA boundary would be expected to create a significant loss of rural lands in agricultural use and impacts to agricultural crops as well as increased potential for future urban infill.

Alternative 7 – Adjusted UGA Boundary – SW area including east of Garry Rd. and west of Henry Rd.

While the majority of this area is zoned Rural Conservation and Rural Traditional, this alternative would remove some Rural Conservation and Rural Traditional lands, it is still

expected to have a greater impact on rural lands in agricultural use than alternatives 1 and 3. This alternative would remove a small portion of Urban Reserve zoning. Adjusting the UGA boundary would be expected to create a significant loss of rural lands in agricultural use and impacts to agricultural crops as well as increased potential for future urban infill.

2.2.3. Agricultural Crops – Mitigating Measures

Rural lands in agricultural use protection mitigating measures could include the development of better cluster development siting requirements. These would require analysis of adjacent land use as well as the development site's features, to determine where to site the cluster development. Siting requirements could also be developed for the placement of individual residential structures and accessory buildings in Rural areas to allow for agricultural use of the remaining parcel acreage and neighboring acreages (houses could be required to be located closer to the road or adjacent to other existing homes, and driveways could be shared).

Potential development density could be permanently removed upon conversion of Rural zoned land to a higher density use such as urban residential, or other high value use, mitigation should be required for lost Rural land. Funds collected from this payment could be used to purchase conservation easements on identified high value farm and resource lands within the proposed UGA. City/County programs could be developed that purchase term based easements that would restrict development on the easement properties for a specified period (tied to the long-range development plan (20-40 year easements). A recent Washington State Supreme Court Decision identified the requirement to obtain water rights for developments that exceed the 5,000 gallons per day per project (exempt well).

This ruling results in Rural zoned parcels receiving a maximum of 6 lots (800/gal/day * 6 equals approx 5,000/gal/day).

2.3 AIR QUALITY

2.3.1. Air Quality – Existing Conditions

2.3.1.1. Climate

One of the variables that influence air quality is climate. Weather does not cause high pollutant levels, but sometimes, under stable conditions, air pollutants may not disperse. The Liberty Lake area of Spokane County has a continental ("this climate is characterized by winter temperatures cold enough to support a fixed period of stable snow cover each year, and relatively low precipitation occurring mostly in summer" (http://en.wikipedia.org/wiki/Continental_climate)), semi-arid climate, with moderately cold winters and warm summers. The Cascade Mountains to the west shield the City from the direct modifying effect of Pacific Ocean air, and Idaho's mountains to the east help to protect it from the worst effects of arctic air in winter. Precipitation is concentrated in the cooler half of the year, with the summer typically having dry and stable weather. Mean annual temperature is 53°F with a typical range of 22°-84°F. The coldest months of the year are December and January. The warmest months are July and August. Average precipitation is 26 inches per year. Average snowfall during the three winter months is approximately 12 inches per month. Winds rarely exceed 20 miles per hour for extended periods. Fog is most frequent in the winter.

2.3.1.2. Air Quality

Air Quality in Spokane County (including the City of Liberty Lake) is monitored by the Spokane County Air Pollution Control Authority (SCAPCA) and regulated under local, state and federal laws. The planning area is located in the Spokane Valley “airshed” and is subject to the air quality influences of the greater Spokane area. Within the planning area, topographical differences create areas with varying air quality due to differences in dispersal of pollutants and air mixing. Air quality in the Liberty Lake area is generally good with rare moderate to bad days.

Proximity to low density rural and forested areas cause the air in the Liberty Lake vicinity to be fairly free from noxious odors for an urban community.

There is one ambient air monitoring station in Liberty Lake operated by SCAPCA. At 23601 E. Valleyway there is a station that measures fine particulate matter (PM-10 and PM-2.5). The monitoring result shows mostly good air quality for the Liberty Lake area. Federal ambient air pollution standards exist for the following criteria pollutants: Particulate matter less than 10 microns in size (PM10), sulfur dioxide, oxides of nitrogen, ozone, carbon monoxide, and lead. Emissions of these and other pollutants such as toxic air pollutants and hydrocarbons are regulated under the Federal Clean Air Act (CAA).

The principal sources of air pollutants in the Liberty Lake vicinity are local industries, wood smoke, small gasoline powered engines, and construction activities. Vehicular traffic is the largest source of air pollution.

The entire Spokane Valley is affected by the trapping of smoke in the summer months due to inversions, but has recently attained compliance with all federal, health-based air pollutant standards

2.3.1.3. Local Industries

Larger industries in this region can have an impact on air quality. According to SCAPCA, there are 11 registered facilities in the City of Liberty Lake which range from manufacturing, paint booths, gas stations, and sewer treatment facilities.

Pollutants may be in the form of stack discharges or odors from indirect sources. Currently the Department of Ecology and SCPACA regulate all other air pollution sources. There are a variety of small to medium sources of air pollution located throughout the greater Liberty Lake area. Some emit odorous compounds as well as criteria air pollutants.

2.3.1.4. Wood Smoke

Primary sources of wood smoke are residential outdoor burning, fireplaces, wood stoves, and wildfires. Wood smoke is composed of fine particulates. Since 1992, only certified wood stoves may be sold and installed. SCPACA has a wood stove containment program in place. If pollutant levels get too high, SCPACA has the authority to curtail wood stove use and outdoor burning. Most of the residential development in Liberty Lake has occurred since 1992, so the majority of wood stoves are certified. Outdoor burning is banned in Liberty Lake and its surrounding urban growth area. Outdoor burning of natural vegetation is allowed in certain unincorporated areas of Spokane County.

2.3.1.5. Motor Vehicles

Motor vehicles are the primary source of urban air pollution in the Liberty Lake area. Combustion products include carbon monoxide, oxides of nitrogen, fine particulates, and

sulfur oxides. Diesel vehicles emit high levels of particulates. Some diesel fleets have added exhaust retrofits to reduce harmful pollutants. There will be new standards for gasoline and diesel in the next few years that will also reduce vehicle emissions. Although vehicle emission standards continue to tighten and combustion efficiency improves, the number of vehicles on the road continues to grow as well, offsetting improved vehicle performance. Major transportation corridors such as Interstate 90 and primary arterials have the greatest air pollution impact. The most heavily traveled corridors include Interstate 90, Harvard Rd., Liberty Lake Rd., Appleway Ave., Country Vista Dr., and Molter Rd. Refueling of motor vehicles also contributes to the area's air pollution.

2.3.1.6. Construction

Construction generates particulate dust as a result of grading, truck traffic on dirt surfaces, demolition work, sand blasting, spray painting and outdoor burning of clearing debris and wood waste.

2.3.2. Air Quality – Impacts

All seven alternatives will increase discharges to the air from vehicular and construction related sources. Motor vehicles will likely have the most significant long-term effect, as suspended particulates, ozone, and carbon monoxide content will increase as automobile traffic increases.

Alternative 1 – No Action

This alternative is expected to push development within the City thus increasing density, traffic congestion, vehicle emissions, and air pollution.

Alternative 2 – Adjusted UGA Boundary – All Alternatives Included

This alternative is expected to push development within the City and proposed UGAs, thus increasing density, traffic congestion, vehicle emissions, and air pollution.

Alternative 3 – Adjusted UGA Boundary – NW area

This alternative is expected to push development within the City and proposed UGAs thus increasing density, traffic congestion, vehicle emissions, and air pollution.

Alternative 4 – Adjusted UGA Boundary – Entire SW area

This alternative would have effects similar to those of alternative 2 with more impact to air quality than alternative 2.

Alternative 5 – Adjusted UGA Boundary – SW area excluding east of Garry Rd. and west of Henry Rd.

This alternative would have effects similar to those of alternative 4 with more impact to air quality than alternative 2.

Alternative 6 – Adjusted UGA Boundary – SW area excluding east of Garry Rd.

This alternative would have effects similar to those of alternative 5 with more impact to air quality than alternative 2.

Alternative 7 – Adjusted UGA Boundary – SW area including east of Garry Rd. and west of Henry Rd.

This alternative would have effects similar to those of alternative 6 with more impact to air quality than alternative 2.

2.3.3. Air Quality – Mitigating Measures

At the local level, mitigating measures may include actions such as discouraging industries with moderate to high pollution discharge, ensuring industry Best Management Practices (BMP's) are strictly followed, locating new industries with air pollution discharges away from residential and high occupancy commercial and business areas. Continuing education is required to address residential home heating with wood burning appliances to optimize energy efficiency and cleanliness. Prohibition of wood burning appliances areas may be appropriate. Zoning regulations that encourage creating mixed-use pedestrian and transit-oriented neighborhoods with residential, employment and shopping areas in close proximity may help reduce reliance on vehicles. Transportation Demand Management (TDM) strategies promoting multi-modal and alternative transportation options, such as walking, bicycling, riding transit (if available), carpooling, and working from home can be implemented to enhance the capacity of the transportation network and reduce vehicle emissions. Ongoing demand analysis for public transportation may also help. Construction impacts may be reduced with the requirement for dust suppression in the forms of containment via suspended plastic sheeting, watering dry dirt roads and work areas, pavement requirements, and suspending work during windy or extremely dry periods.

2.4 WATER RESOURCES

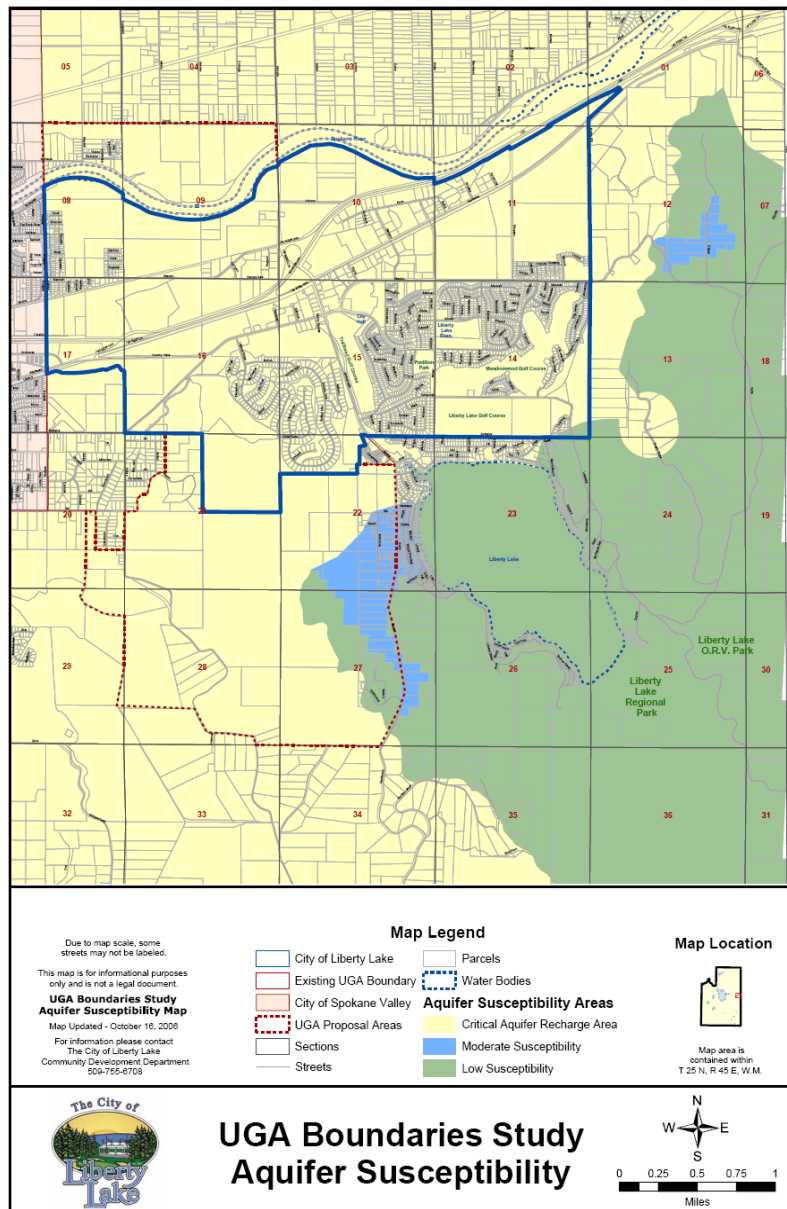
2.4.1. Water Resources – Existing Conditions

2.4.1.1. Watersheds and Drainage

The planning area wholly or partially overlies 2 watersheds and critical to moderate susceptibility aquifer recharge areas.

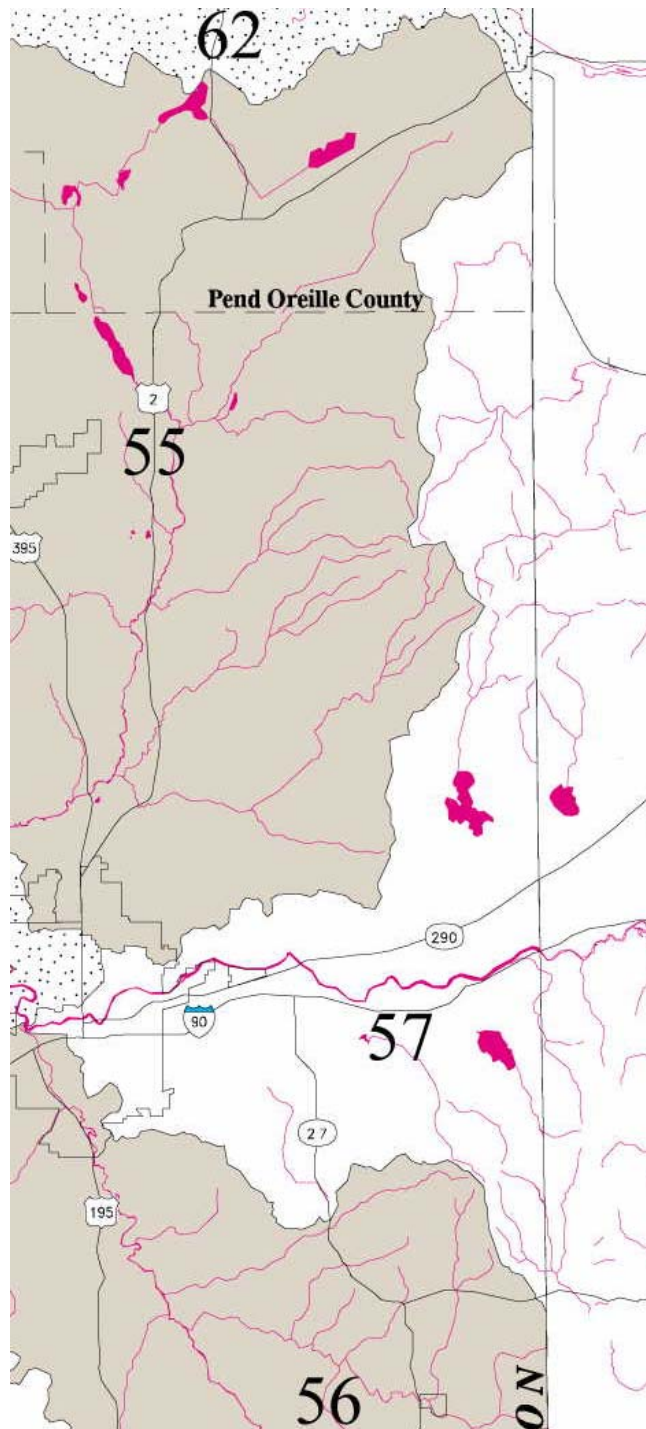
Each watershed and aquifer recharge area includes one or more year-round or seasonal streams or the Spokane River. The watersheds, drainage basins and streams are discussed in geographic order, beginning in the northwest and moving south and east in a clockwise direction. These include:

A. Aquifer Susceptible Areas



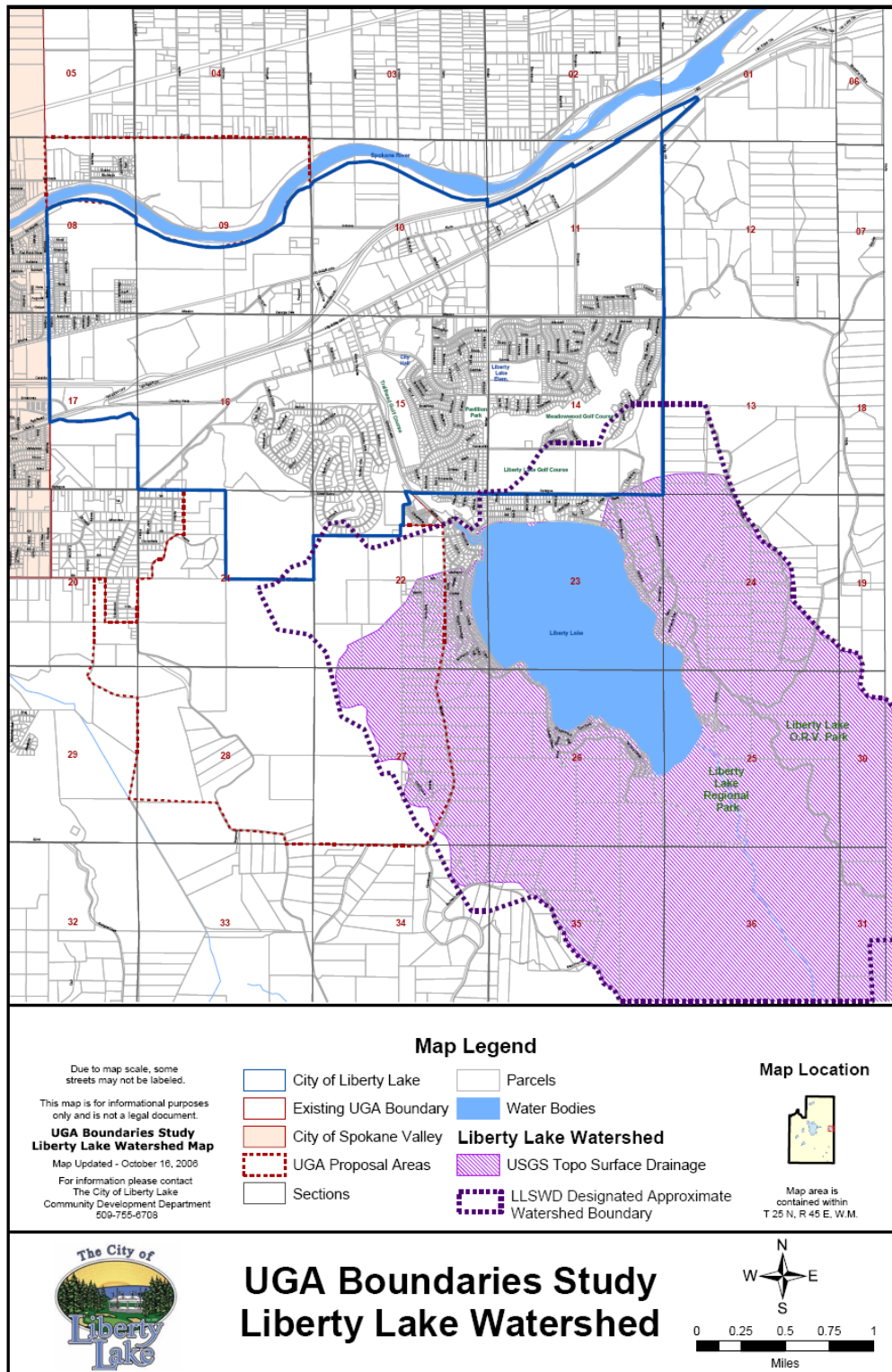
MAP 2.5

B. WRIA 57 – Middle Spokane River Watershed



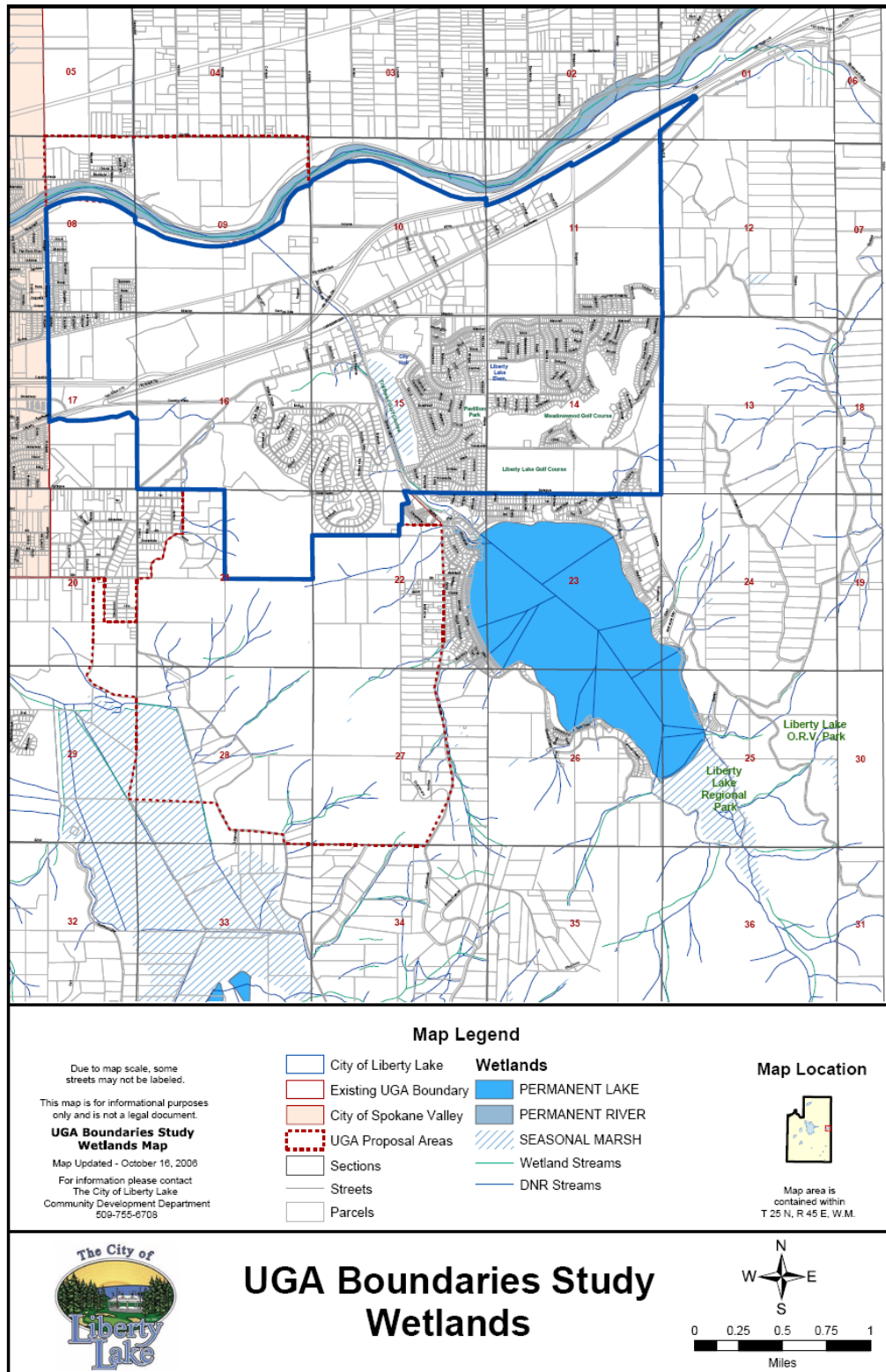
MAP 2.6

C. Liberty Lake Watershed



MAP 2.7

D. Seasonal Marsh, Wetland Streams, DNR Streams



MAP 2.8

A. AQUIFER SUSCEPTIBLE AREAS – Existing Conditions

Drainage

100% of the NW planning area lies in the Critical Aquifer Recharge Area (CARA). Approximately 90% of the SW planning areas lies in the CARA. The remaining 10% lies in either Moderate or Low Susceptibility.

Land Use

The NW portion of the planning area is used for agriculture with associated residential uses and single family residential. This area also provides wildlife habitat, recreation, and fishing. There are no priority habitats or species in this planning area (see Map 2.9). The current Spokane County Shoreline designation for the portion of the Middle Spokane River (west of Harvard Rd.) that flows through the planning area is Pastoral and Conservancy. The proposed Spokane County Shoreline Designation (July 2006) is Rural Conservancy with 3 Identified Reaches of High Quality Areas.

The SW portion of the planning area is used for agriculture with associated residential uses and single family residential, with large areas of uncultivated hillside. This area also provides wildlife habitat and recreation. A small area in the southwest portion of the planning area contains priority habitat (see Map 2.9).

Water Quality

The health of the Spokane Valley- Rathdrum Prairie Aquifer depends on high water quality. In 1978, the Spokane Valley-Rathdrum Prairie Aquifer was designated as a “sole source” aquifer under the authority of Section 1424(e) of the Safe Drinking Water Act. At that time approximately 340,000 people living in the Spokane area depended on this Aquifer as their only supply of drinking water. The water in the Aquifer was found to be of very high quality (CH2M Hill, pg. 1)

Groundwater contamination is a specific concern for the aquifer. Potential threats to the aquifer include failing septic systems, stormwater runoff from roads and residential development and fuel depot leaks. Additional threats include agricultural chemicals, agricultural nutrients (i.e. manure effluent) and potential chemical use (e.g. fertilizers and pesticides).

Wetlands

The Spokane River reach that runs through the NW proposal is listed as a permanent river, a wetland stream, and a DNR Stream.

The SW planning area has numerous wetland streams and DNR streams, as well as a seasonal marsh known as the Saltese Flats immediately west of Henry Rd.

Flooding

The NW planning area includes the Spokane River and FEMA Floodplains immediately adjacent to its shorelines.

The SW planning area has designated FEMA Floodplains immediately west of Henry Rd.

B. MIDDLE SPOKANE RIVER WATERSHED – Existing Conditions

Drainage

100% of the planning area lies within the Middle Spokane River Watershed (WRIA 57)

Land Use

The NW portion of the planning area is used for agriculture with associated residential uses and single family residential. This area also provides wildlife habitat, recreation, and fishing. There are no priority habitats or species in this planning area (see Map 2.9). The current Spokane County Shoreline designation for the portion of the Middle Spokane River (west of Harvard Rd.) that flows through the planning area is Pastoral and Conservancy. The proposed Spokane County Shoreline Designation (July 2006) is Rural Conservancy with 3 Identified Reaches of High Quality Areas. The Spokane River is a shoreline of state-wide significance because it exceeds the two hundred cfs threshold, and has a drainage area in excess of three hundred square miles

The SW portion of the planning area is used for agriculture with associated residential uses and single family residential, with large areas of uncultivated hillside. This area also provides wildlife habitat and recreation. A small area in the southwest portion of the planning area contains priority habitat (see Map 2.9).

Water Quality

The health of the Spokane River depends on many factors. Potential threats to the aquifer include failing septic systems, stormwater runoff from roads and residential development and fuel depot leaks.

Reaches of the Spokane River are listed as 303d (impaired) water bodies for levels of Total PCBs (polychlorinated biphenyls), Dissolved Oxygen, and Temperature. These reaches are east of the NW planning area, but not located within the planning area. Additional threats include agricultural chemicals, sewer discharge, agricultural nutrients (i.e. manure effluent) and potential chemical use (e.g. fertilizers and pesticides).

Wetlands

The Spokane River reach that runs through the NW proposal is listed as a permanent river, a wetland stream, and a DNR Stream.

The SW planning area has numerous wetland streams and DNR streams, as well as a seasonal marsh known as the Saltese Flats immediately west of Henry Rd.

Flooding

The NW planning area includes the Spokane River and FEMA Floodplains immediately adjacent to its shorelines.

The SE planning area has designated FEMA Floodplains immediately west of Henry Rd.

C. LIBERTY LAKE WATERSHED – Existing Conditions

Drainage

None of the NW planning areas lies in the Liberty Lake Watershed.

Approximately 45% of the entire SW planning area lies within the Liberty Lake Watershed as outlined in information provided by the Liberty Lake Sewer and Water District. Approximately 22% of the entire SW planning area lies within the Liberty Lake Watershed according to information provided by Spokane County as based upon USGS topographic surface drainage.

Land Use

The NW portion of the planning area is used entirely for agriculture with associated residential uses and single family residential. This area also provides wildlife habitat, recreation, and fishing. There are no priority habitats or species in this planning area (see Map 2.9). The current Spokane County Shoreline designation for the portion of the Middle Spokane River (west of Harvard Rd.) that flows through the planning area is Pastoral and Conservancy. The proposed Spokane County Shoreline Designation (July 2006) is Rural Conservancy with 3 Identified Reaches of High Quality Areas.

The SW portion of the planning area is used for agriculture with associated residential uses and residential, with large areas of uncultivated hillside. This area also provides wildlife habitat and recreation. A small area in the southwest portion of the planning area contains priority habitat (see Map 2.9).

Water Quality

The health of the Liberty Lake Watershed depends on many factors. Potential threats to the watershed include stormwater runoff from roads and residential development. Additional threats include potential chemical use (e.g. fertilizers and pesticides) and non-native vegetation.

In 1973 a special purpose sewer district was formed to provide sewer service to residents around the lake with the goal of protecting the water from failing septic systems, and the wastewater treatment plant was completed in 1982. There is currently a Aquatic Weed Management Plan in place to help reduce the amount of Eurasian milfoil in the lake (www.libertylake.org).

Liberty Lake is currently listed as a 303d (impaired) water body for 4,4'-DDE (a metabolite of the now banned pesticide DDT) and Total PCBs.

Wetlands

There are several wetland streams and DNR streams located in the portion of the SW planning area that is in the Liberty Lake Watershed.

Flooding

There are no FEMA floodplains listed in the portion of the SW planning area that is located in the Liberty Lake Watershed

D. SEASONAL MARSH, WETLAND STREAMS, DNR STREAMS – Existing Conditions

Drainage

In the NW planning area the Spokane River is categorized as a Permanent River, a Wetland Stream, and a Type 1 DNR Stream. Type 1 streams require a 250' buffer from development.

In the SW planning area there are several Type 2-3 streams which require a 100' buffer, a few Type 4 streams requiring a 75' buffer, and several Type 5 streams which require a 25' buffer if they are connected to a Type 1-4 stream. A portion of seasonal marsh known as Saltese Flats is located in the SW planning area on the western edge.

Land Use

The NW portion of the planning area is used for agriculture with associated residential uses and single family residential. This area also provides wildlife habitat, recreation, and fishing. There are no priority habitats or species in this planning area (see Map 2.9). The current Spokane County Shoreline designation for the portion of the Middle Spokane River (west of Harvard Rd.) that flows through the planning area is Pastoral and Conservancy. The proposed Spokane County Shoreline Designation (July 2006) is Rural Conservancy with 3 Identified Reaches of High Quality Areas.

Reaches of the Spokane River are listed as 303d (impaired) water bodies for levels of Total PCBs (polychlorinated biphenyls), Dissolved Oxygen, and Temperature. These reaches are east of the NW planning area, but not located within the planning area.

Additional threats include agricultural chemicals, sewer discharge, agricultural nutrients (i.e. manure effluent) and potential chemical use (e.g. fertilizers and pesticides).

The SW portion of the planning area is used for agriculture with associated residential uses and residential, with large areas of uncultivated hillside. This area also provides wildlife habitat and recreation.

The portion in the SW planning area containing the Saltese flats is primarily used for agriculture. A small area in the southwest portion of the planning area contains priority habitat (see Map 2.9).

Water Quality

The Saltese Flats are one of the few remaining large wetlands in the Spokane area still somewhat intact. Potential threats to this watershed include urban runoff, septic tank leakage and fertilizer/pesticide runoff urban, and increased urban development.

Wetlands

The Spokane River reach that runs through the NW proposal is listed as a permanent river, a wetland stream, and a DNR Stream.

The SW planning area has numerous wetland streams and DNR streams, as well as a seasonal marsh known as the Saltese Flats immediately west of Henry Rd.

Flooding

The NW planning area includes the Spokane River and FEMA Floodplains immediately adjacent to its shorelines.

The SE planning area has designated FEMA Floodplains immediately west of Henry Rd

2.4.2. Water Resources – Impacts

All seven alternatives have the potential to negatively impact surface water, groundwater, and wetlands. These impacts can be reduced through pollution prevention, wetland protection, wetland enhancement, and stormwater management plans.

Alternative 1 – No Action

The No Action alternative is expected to push growth and the impacts of growth not previously anticipated during the 2001 projections to existing City limits. This alternative would focus development and impacts in the existing City and would be expected to result in the least amount of land impacted by development. Increased development outside of cities and UGAs, where inadequate stormwater management facilities exist is likely to increase impacts to surface water, groundwater, and wetlands.

Alternative 2 (All Alternatives Included) – Adjusted UGA Boundary

This would expand development outside the existing UGA and would be expected to have the most significant and widespread impacts to surface water, groundwater, and wetlands.

Alternative 3 – NW Proposal

This alternative would concentrate urban development into compact areas and would be expected to have the least significant impacts to surface water, groundwater, and wetlands.

Alternative 4 – Entire SW Proposal

This alternative would be expected to have similar effects as alternative 2, but would create slightly less impact to surface water, groundwater, and wetlands than alternative 2.

Alternative 5 – SW excluding areas east of Garry Rd. and west of Henry Rd.

This alternative would be expected to have similar effects as alternative 4, but would create significantly less impact to wetlands and slightly less impact to the Liberty Lake Watershed than alternative 4.

Alternative 6 – SW excluding east of Garry Rd.

This alternative would be expected to have similar effects as alternative 4, but would create slightly less impact to the Liberty Lake Watershed than alternative 4.

Alternative 7 – SW area excluding west of Henry Rd.

This alternative would be expected to have similar effects as alternative 4, but would create significantly less impact to wetlands than alternative 4.

2.4.2.1. Surface Water and Stormwater – Impacts

Surface water concerns focus on two major types of impacts: non-point source pollution, such as parking lot runoff, and the alteration of hydrological functions. Non-point source pollution, which is transported by stormwater runoff, may degrade the water quality of receiving waters, affect aquatic and riparian plant and animal life and create public health concerns. These concerns are especially significant in the Spokane River and Liberty Lake Watersheds, as well as in the CARA.

Watershed management concerns include managing stormwater runoff, conversion of forested land, preserving and restoring water quality, reducing the potential for flood damage to property, changes to stream processes that may result from increased stream flow; stream bank erosion and sedimentation; and removal of shoreline, wetlands

and stream riparian vegetation. Land uses that are potential sources of non-point source pollution include agriculture, residential, industrial, commercial, mining, public facilities; and road construction, use and maintenance.

Changes in the intensity of development and urbanization may impact water resources in several ways. Physical alterations to the land surface change the hydrologic functioning of aquifer recharge areas, drainages and receiving waters. Urbanization can affect the rate and amount of stormwater runoff, which could impact streams that receive the runoff. The degree of impact is dependent on impervious surface coverage associated with various types of land use.

When development occurs, peak flow discharges and storm flow durations may increase. Changes in overall hydrology will result in physical changes in stream and lake morphology. For example, increased stream discharge will increase scouring, lateral movement, channel enlargement and sediment transport as well as delta development where a stream enters a larger body of water. Physical changes that result from scouring can affect the quality and quantity of habitat that a stream provides. This may decrease species diversity and could adversely affect the ecosystem functions of a stream. Habitat alteration and destruction also result in increased colonization of more adaptive, competitive or invasive species.

Urban lifestyles introduce a variety of pollutants to waterways resulting from activities such as construction, transportation systems, residential use of pesticides and herbicides, energy consumption, waste disposal and recreational activities. Pollutants transported in stormwater runoff may degrade the water quality of receiving waters, affect aquatic and riparian plant and animal life and create public health concerns.

The impact on humans is both direct and indirect. Expenses to offset environmental degradation may increase, thereby affecting other aspects of the economy and social structure.

Development in the planning area will increase impervious surface area resulting in increased quantities of stormwater runoff that could potentially have negative impacts on the planning area's water resources. The Spokane River and Liberty Lake watersheds are especially at risk.

2.4.2.2. Wetlands

The filling of wetlands or the alteration of wetland hydrology by surface water diversion could result in the loss of wetland functions and could produce a corresponding increase in stormwater peak flows and corresponding decrease in water quality.

Wetland habitat loss is also a concern.

2.4.2.3. Groundwater

The alteration of hydrological functions is also of great concern. Urbanization can affect the rate and amount of stormwater runoff, which could impact streams that receive the runoff. Groundwater concerns focus on pollution caused by hazardous household wastes, solid waste disposal and increased impervious surface runoff that result from increased urban development. Wetland concerns focus on the alteration of wetland hydrology that results when wetlands are filled and/or built around. It is important to maintain adequate riparian buffers when building around wetlands.

Most groundwater recharge is accomplished through direct precipitation. Infiltration of septic tank leachates, urban runoff and other waterborne pollutants may pollute groundwater. A form of groundwater pollution that is a public health concern is excess nitrates originating from the effluent of faulty septic systems and application of, or runoff from, animal wastes. Additional areas of concern due to urban development are

agricultural pesticides, hazardous household wastes, solid waste disposal (landfills, illegal dumping, wood wastes, etc.) and increased impervious surface runoff.

2.4.3. Water Resources-Mitigating Measures

2.4.3.1. General

Water resource impacts may be mitigated through a variety of actions. Adopting and implementing site design and stormwater management standards, as well as using best management practices for the treatment and control of stormwater runoff, are important mitigation procedures. The City of Liberty Lake and Spokane County are in the process of reviewing and updating Stormwater Management Plans in anticipation of the National Pollutant

Discharge Elimination System (NPDES) Phase II permit requirements as yet undesignated by the State. This requires small municipal, separate storm sewer system operators to follow six minimum control measures to meet the NPDES requirements.

The six minimum control measures include: public education and outreach, public participation/involvement, discharge detection and elimination, construction site run-off control, post-construction run-off control and pollution prevention/good housekeeping.

City and County zoning regulations and critical areas standards currently provide programmatic mitigation of impacts to water resources. Site design standards that include building setbacks, required open space, impervious surface limitations and dimensional standards can encourage compact development patterns. Flexible standards can allow property owners to achieve development goals while minimizing impacts of development on wetlands, streams and critical areas. Stormwater management standards that require on-site stormwater control and treatment limit postdevelopment stormwater peak flows. This can reduce impacts to surface water quality and stream channels.

County and City critical areas ordinances successfully preserve wetlands and riparian zones if properly implemented and enforced. Critical areas regulations place limits on wetland fill and require buffers around wetlands. These reduce impacts to streams and wetlands and help maintain valuable wildlife habitat.

Federal and State regulatory measures also protect wetlands and streams. The National Pollution Discharge Elimination System (NPDES) restricts the type and amount of pollutants that can be discharged to surface waters. Federal wetlands regulations limit the amount and type of activities that can take place around wetlands. Through the Hydraulics Approval process, the state regulates activities such as stormwater discharges that may affect fish habitat.

Measures to mitigate impacts on surface water can also be effective in mitigating groundwater impacts. Limitations on impervious surfaces can help preserve aquifer recharge capacity. Regulations that limit pollutant discharges to surface waters also protect groundwater as do State groundwater protection regulations.

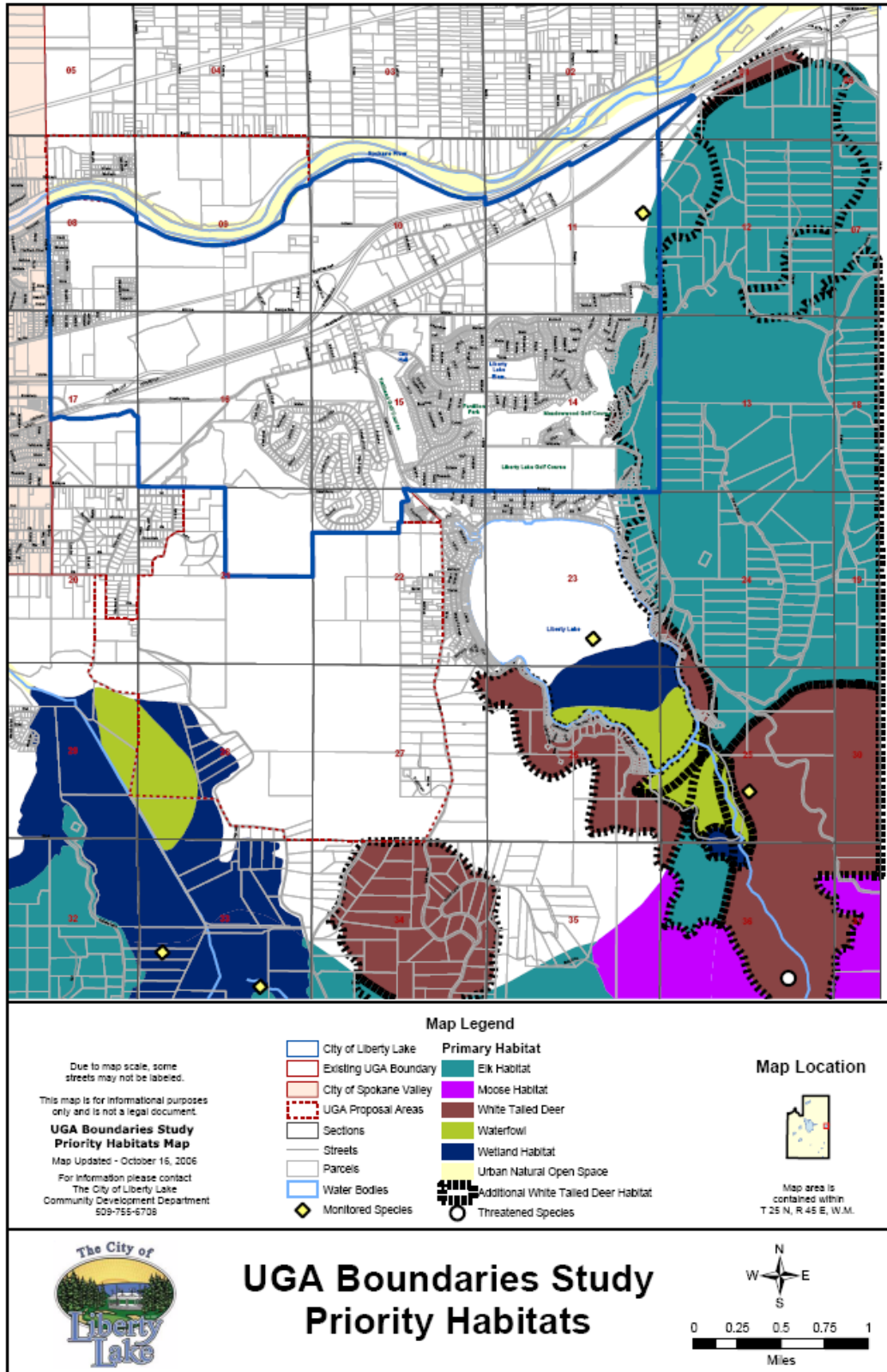
2.4.3.2. Watersheds and Drainages

Development of areas within watersheds that drain to Liberty Lake and Spokane River should include mitigation for water quality (treatment) and quantity (retention and detention) to meet both City and County standards. Retrofitting existing stormwater systems in these areas should be explored to mitigate for existing water quality discharge problems.

Stormwater management and water quality are important to all surface waters within the planning area to protect all beneficial uses.

Retention of remaining wetlands in these areas is important to maintaining flow levels in these streams. Wetlands protection also helps alleviate flooding and filter pollutants. Some residences in the Liberty Lake Watershed contain existing homes that utilize on-site sewage facilities. This area should be monitored regularly for the presence of fecal contaminants in surface runoff. Strong consideration should be given to this area to be connected to municipal sewerage. Development or redevelopment of this area will require stormwater mitigation meeting City and County standards. Existing septic systems should be converted to public sewer and urban storm drainage systems should be required for all new development throughout all proposed UGA alternatives.

2.5 PLANTS AND ANIMALS



MAP 2.9

2.5.1 Plants and Animals – Existing Conditions

Population growth, urbanization and associated activities pose the greatest threat to plants, wildlife and the habitat they depend on. Permanent removal or alteration of habitat is the result of converting land to industrial, commercial or residential use. Urbanization, industrial and commercial development, and agriculture have reduced the number of native plants and animals previously found in and around the City of Liberty Lake and the UGA. Problems associated with development include vegetation alteration or removal, fragmentation and loss of open space and natural corridors, introduction of non-native plant species, impervious surfaces, pesticide and fertilizer application and contaminant runoff. These create a cumulative effect adversely impacting wildlife populations, diversity and health.

The purpose of analyzing plants in the planning area is to determine if there are rare or endangered plant species and to discuss the relationship between these plants and their surrounding environment and natural systems. The purpose of analyzing animals in the planning area is to determine their general habitat requirements and to identify the presence of rare or endangered species. When species or habitats are determined to be significant, appropriate land use policies should be applied which will augment conservation. The overall health of the plants and animals that make up an ecosystem is an indicator of the suitability of that system for human habitation and the quality of life that is enjoyed there.

The planning area is characterized by a variety of wildlife habitats including forested lots, wetlands, freshwater riparian habitat, bedrock outcrops, and developed lands, which dissect and isolate other habitat types while providing some areas of limited value edge habitat. Identified habitat zones in the planning area are forest, field-and-thicket, disturbed land, wetlands, riparian woodland, and fresh-water aquatic.

2.5.1.1. Wildlife Habitat and Diversity

2.5.1.1.1. Forest

There is no significant forest habitat located in any of the planning areas.

2.5.1.1.2. Field and Thicket

The field and thicket habitat includes rural lands in agricultural uses, pastures, yards, hedgerows, roadside thickets and dense underbrush. This habitat occurs throughout the planning area where forest has been cleared for farming and residential. Mammals present include opossums, moles, cottontails, chipmunks, raccoons, weasels, skunks, coyotes, fox, and deer. Reptiles include lizards and garter snakes. Amphibians include salamanders, toads and frogs. Common birds include, but are not limited to swallows, flickers, woodpeckers, and sparrows.

2.5.1.1.3. Disturbed Land

This habitat can be characterized as land that has been converted from a natural state (such as forest or wetland) to residential, commercial or industrial developments. In many of these areas the natural vegetation and soils have been altered or replaced by non-native vegetation, soils and landscaping. A variety of plants and animals adapt to these environments. Cleared and disturbed lands are subject to being overtaken by native and non-native and invasive plants.

A variety of mammals inhabit disturbed land such as cottontails, fox, rats, mice, and coyotes. Birds favoring disturbed land include gulls, hummingbirds, kingfishers,

swallows, jays, ravens, crows, blackbirds, hawks and songbirds. This habitat is predominant in developed areas in and adjacent to the planning areas

2.5.1.1.4. Edge Habitat

Edge habitat occurs where two different habitats abut and overlap, providing a wider range of food and cover than what one habitat can provide. The greatest diversity of animal species occurs in edge habitats. Many species of animals, particularly birds and large mammals, utilize several types of habitat that edge areas offer. A species may forage for food in lowland clearings and return to forested areas for shelter. The planning area provides many edge habitat zones in areas scattered with wooded lots, wetlands and developed lands.

The edge area between forest and cleared or developed land is a particularly productive habitat for birds. Typical birds in this habitat include hawks, jays, grouse, kestrels, doves, barn owls, hummingbirds, flycatchers, swallows, blackbirds, finches, woodpeckers and sparrows.

2.5.1.1.5. Wetlands

Wetlands and aquatic areas provide the most productive of all habitat types. Wetlands serve as natural catchment basins for precipitation, augment groundwater recharge, reduce surface runoff intensity and reduce soil erosion. They also provide excellent habitat and food for a multitude of plants and animals.

Shallow ponds and swamps may contain pondweed, duckweed, pond lilies, milfoil, elodea, and algae. Cattails, horsetails, nightshade, rushes, and sedges grow on lands surrounding these shallow ponds and swamps. Wetlands and surrounding riparian woodlands attract mammals that prefer to reside adjacent to freshwater, including shrews, beaver, muskrats, raccoons, weasels, minks, and otters.

Reptiles include turtles and garter snakes. Amphibians include newts, salamanders, toads, and frogs. Typical wetland birds are grebes, swans, geese, ducks, hawks, swallows, crows, and blackbirds.

2.5.1.1.6. Riparian Areas

Riparian vegetation along the Spokane River corridor in the planning area is limited for the most part to narrow, discontinuous bands directly bordering the river.

2.5.1.1.7. Freshwater Aquatic

The reach of the Spokane River in the planning area represents glide/riffle habitat with cobble or scoured substrates, and is ideal for rainbow and cut throat trout, bluegill, and perch. Fish are dependent on complex and diverse stream habitats to provide food, spawning and rearing areas as well as other functions.

Many species of animals depend on wetland or riparian habitats at some point in their life cycle. Aquatic type birds found in the planning area include geese, ducks, eagles, falcons, osprey, Heron, plovers, killdeer, snipes, kingfishers, swallows, and blackbirds.

2.5.1.1.8. Migration Routes and Wildlife Corridors

Remnant contiguous tracts of forested lands and stream riparian zones provide important wildlife corridors. Corridors promote migration which may help maintain biodiversity, increase population sizes, provide increased foraging areas for wideranging species, provide predator escape cover and provide a mix of habitats for species that

require a range of habitats through the different stages of their life cycles. There is a White Tailed Deer migration route on the eastern edge of the City and the lake, but is not located within or directly adjacent to the planning areas.

2.5.1.2. Priority, Threatened and Endangered Species and Habitats (See Map 2.9)

2.5.1.2.1. Endangered Species

The Revised Code of Washington defines an endangered species as any wildlife species native to the state of Washington that is seriously threatened with extinction throughout all or a significant portion of its range within the state. There are no endangered species found in or around the planning areas.

2.5.1.2.2. Threatened Species

Threatened is defined by the Washington Administrative Code as any wildlife species native to the state of Washington that is likely to become an endangered species within the foreseeable future throughout a significant portion of its range within the state without cooperative management or removal of threats. Federal and state threatened species include the bald eagle and Lynx.

Threatened species have been spotted northeast of the SW planning area, but no sites are located within or immediately adjacent to the planning areas.

2.5.1.2.3. Priority and Sensitive Species

The Washington Administrative Code defines sensitive species as a species that is native to the state of Washington and is vulnerable or declining and is likely to become endangered or threatened in a significant portion of its range within the state without cooperative management or removal of threats. A priority species is fish or wildlife that requires protective measures and/or management guidelines to ensure perpetuation. Sensitive species are determined to be in danger of failing or declining or are vulnerable due to factors such as limited numbers, disease, predation, exploitation or habitat loss or change. These include listed species, vulnerable species, recreationally important species and species of local importance. Protection measures for threatened and endangered species aim toward restoring their populations to self-sustaining levels. Some of the monitored species found south and east of the SW planning area include Red-necked Grebes, Common tortoiseshell, Grasshopper sparrow, and Osprey. No sites are located within or immediately adjacent to the planning areas.

2.5.1.3. Plants

No rare plants were found to be in any of the planning areas.

2.5.1.3.1. Priority Habitats

Priority habitats may possess habitat elements such as shorelines, caves or snags that have high value to fish and wildlife. Priority habitats may also possess a unique vegetation type, or be dominated by a plant species that is of primary importance to fish and wildlife. Priority habitats may also have elements with which a given species has a primary association, and which, if altered may reduce the likelihood that the species may flourish over time. Priority habitats have one or more of the following attributes:

- Relatively high fish and wildlife density.
- High fish and wildlife species diversity.

- Significant breeding habitat.
- Contains unique or dependent species.
- Has a high vulnerability to habitat alteration and degradation.
- Is an important fish and wildlife movement corridor.
- Limited distribution of the habitat type.
- Habitats that serve as seasonal range.

There are no Priority Habitats located in or near the NW planning area.

There are 2 Priority Habitats found in the SW planning area; specifically Alternatives 2, 4, and 6. These habitats are identified as Waterfowl and Wetland Habitat (see Map 2.9).

2.5.1.4. Fisheries

2.5.1.4.1. Existing Fish Species

Drainages within the planning area have a variety of habitats that support several species of trout, perch, bass, Bluegill crappie and catfish.

2.5.1.5. Fish Habitat

Several characteristics make up ideal fish habitat. Although the habitat needs of each fish species vary according to age and activity, the basic components of stream and lake habitats include the following features:

- Adequate water depth and velocity for spawning, rearing, and holding.
- Cool temperatures for spawning, rearing, and holding (45-60 degrees F).
- Abundance of bank and in-stream structures to provide cover, dissipate stream energy, and stabilize banks and beds.
- Appropriate substrates for spawning and embryonic development. For freshwater salmonids and chars, substrates range from gravel to cobbles (0.5-6.0 inches in diameter) that are relatively stable and free of fine sand and silt.
- Presence of adequate riparian vegetation, which provides habitat for aquatic and terrestrial insects that fish rely on for food. Overhanging vegetation also provides shade that moderates stream temperatures and large woody debris for in-stream fish cover.

There are several watersheds and drainage basins that provide fish habitat within the planning areas.

3.5.2. Plants and Animals – Impacts

The greatest threat to plants and animals is the conversion of land to urban uses, causing fragmentation, degradation and loss of habitat. The loss of open space, fragmented landscapes and degradation of habitat, in conjunction with associated urban impacts such as pesticide and herbicide use, air and noise pollution, domestic animals and night lighting create a cumulative effect, impacting diversity and health of plant and wildlife populations.

The ecological value of a habitat partially depends on the quantity, diversity and distribution of plants. Disturbance of plant communities will result in the removal of plants and alteration of the habitat affecting the diversity, distribution and quantity of plants.

Ground disturbance and removal of vegetation often result in the establishment of invasive or more aggressive plant species, preventing the reestablishment of native species and reducing ecological value. Removal of vegetation allows the underlying habitat to receive additional light and moisture, which may alter the habitat of the plant and animal species that utilize the vegetative cover. Vegetation removal may allow for increased erosion and runoff, resulting in increased sedimentation and scouring of

streams. Vegetation removal along waterways will result in a loss of riparian cover, affecting water temperature and quality. Habitat value is dependent on biodiversity and availability of food, water and cover. Complete loss of habitat will displace the species that inhabit the site and cause them to migrate to other suitable habitats. Displacement may result in exceeding the carrying capacity of the receiving area, resulting in the loss or reduction of the local population and crowding and increased stress on other species. Alteration of a habitat may result in the introduction of more adaptable species that may displace existing populations. Habitat disruption during breeding, nesting and rearing seasons can adversely impact a local population. Many species of animals depend on wetland or riparian habitats at some point in their life cycle. The alteration, degradation or disruption of wetland or riparian habitats and their associated buffers may have a significant effect on a larger number of species than the disruption of a grass, shrub or forested habitat alone. Under all four of the alternatives, development will occur in response to the increase in population, resulting in immediate impacts as well as cumulative impacts as outlined above. The area within the City of Liberty Lake and the existing UGA have experienced some degree of habitat degradation due to existing land use patterns that limit effective mitigation efforts. Although open space areas with suitable habitat and connecting corridors can be set aside or created, the cumulative effects of urban encroachment will continue to stress and place pressure on plant and wildlife populations. The alternatives that require enlarging the UGA will have the highest impacts on habitat. Concentrating development in areas that have already been significantly impacted by development will have the least impact on habitat.

Alternative 1 – No Action

The No Action alternative is expected to push growth and the impacts of growth not previously anticipated during the 2001 projections to the existing City limits. This alternative would focus development and impacts in the existing City and would be expected to result in the least amount of land impacted by development.

Alternative 2 (All Alternatives Included) – Adjusted UGA Boundary

This would expand development outside the existing UGA and would be expected to have the most significant and widespread impacts to plants and animals.

Alternative 3 – NW Proposal

This alternative would concentrate urban development into compact areas and would be expected to have less significant impacts to plants and animals than alternatives 2, 4, 5, 6, and 7.

Alternative 4 – Entire SW Proposal

This alternative would be expected to have similar effects as alternative 2, but would create slightly less impact to plants and animals.

Alternative 5 – SW excluding areas east of Garry Rd. and west of Henry Rd.

This alternative would be expected to have similar effects as alternative 4, but would create significantly less impact to wetland and waterfowl priority habitats than alternative 4.

Alternative 6 – SW excluding east of Garry Rd.

This alternative would be expected to have similar effects as alternative 4, but would create less impact to plants and animals.

Alternative 7 – SW area excluding west of Henry Rd.

This alternative would be expected to have similar effects as alternative 4, but would create significantly less impact to wetland and waterfowl priority habitats than alternative 4.

2.5.3. Plants and Animals- Mitigating Measures

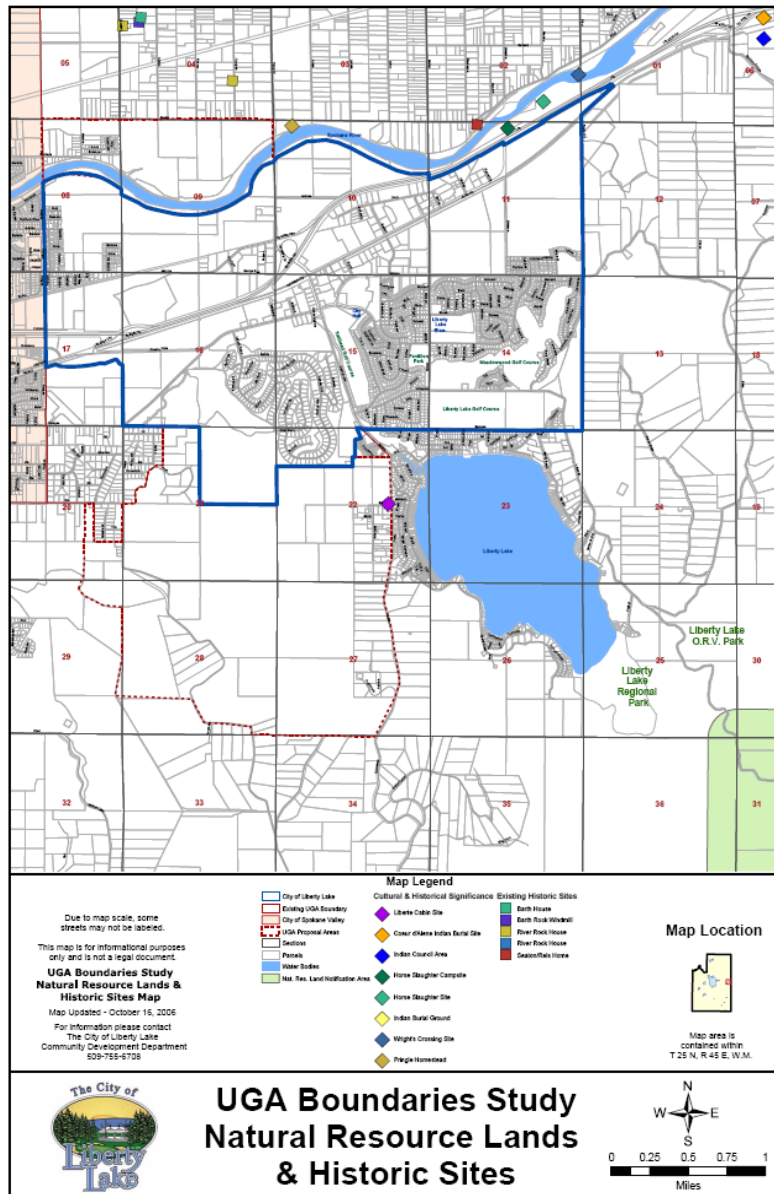
Mitigating measures to minimize the effects of development primarily focus on reducing the destruction and alteration of the habitats plants and animals depend on to survive.

Mitigation measures include:

- Identify priority habitats (woodlands, grasslands, streams and wetlands) of local importance based on best available science.
- Develop and revise critical area regulations based on best available science that prevents or avoids impacts to priority habitats, require mitigation for impacts that a development may have on habitats, provide adequate buffers so that the habitat's functions and values are not degraded and encourage restoration of properly functioning habitat conditions where feasible.
- Develop and utilize programs that will educate the public about practices (toxic disposal, pesticide and herbicide use etc.) that can alter habitat or harm animals and plants. Provide educational materials regarding invasive plant species and on improving and designing landscapes that benefit wildlife and stream corridors.
- Develop a program to remove invasive or noxious plant species on public land.
- Promote low impact development techniques and the reduction of impervious surfaces where possible.
- Adopt stormwater management techniques that adequately treat stormwater runoff of toxic substances and releases stormwater runoff at pre-development rates.
- Develop programs to improve or restore habitat functions through planting native plant species or other appropriate means.
- Habitat restoration and improvement programs should focus on improving biodiversity rather than focus on single species protection.
- Identify obstacles to fish passage and develop a program to remove them.
- Utilize best management practices to prevent if possible, or reduce the amount of erosion affecting priority habitats and reduce the amount of sediments entering streams and wetlands.
- Develop a wildlife corridor plan on a landscape scale that connects open space, parks and priority habitats utilizing stream corridors, wetlands, drainages, greenways, greenbelts and buffers.
- Protect sensitive habitats with low impact land use designations and provide adequate buffers.
- Encourage through incentives or development regulations, high density, compact or clustered development that will minimize the amount of land needed to accommodate growth.

- Continue to implement and develop various financial incentives to preserve open space areas, including but not limited to tax benefits, purchase or donation of conservation easements and the purchase or transfer of development rights.
- Continue to utilize grants, donations and other funding sources to acquire open space in order to preserve habitat and wildlife corridors.
- Collaborate with private and public organizations to identify, acquire preserve, operate and maintain open space areas in order to preserve habitat and habitat connectivity.
- Require habitat conservation plans for development proposals that include tracts of land set aside as open space or habitat.
- Establish a mitigation-monitoring program to ensure that mitigation measures achieve goals and continue to be effective by utilizing adaptive management techniques.
- Require a habitat assessment and appropriate mitigation measures to reduce impacts for development proposals on large parcels and on properties where priority habitat is known to exist.

2.6 NATURAL RESOURCES



MAP 2.10

2.6.1. Mineral Resources

2.6.1.1. Mineral Resources - Existing Conditions

According to State Department of Natural Resources, there are no significant mineral resources in the City of Liberty Lake or the Urban Growth Area. Additionally, there are no Mineral Resource Land designations in these areas.

2.6.1.2. Mineral Resources –Impacts

Development in the planning area will impact not significant mineral resources.

2.6.1.3. Mineral Resources - Mitigating Measures

None Proposed

2.6.2. Forest Resources

2.6.2.1 Forest Resources-Existing Conditions

Forest coverage in the planning area is scattered and fragmented due to historical agricultural practices and residential and commercial development. There are no properties that have Rural Forestry or Commercial Forestry land use designations within the City or the planning areas.

2.6.2.2. Forest Resources – Impacts

Development in the planning areas will not significantly impact forest resources.

2.6.2.3. Forest Resources – Mitigating Measures

The City will continue to require protection of existing trees as set forth in the City of Liberty Lake Development Code, Article 10-3C, Landscape Conservation.

2.7 SCENIC RESOURCES

2.7.1. Scenic Resources – Existing Conditions

Scenic is defined as a pleasing view of natural features. City of Liberty Lake and the surrounding area have an abundance of scenic natural resources that contribute to the quality of life and draw visitors to the area. Scenic opportunities range from broad viewsheds, pastoral, narrow view corridors and scenic vistas to open space areas. Greenbelts, parks, and open space, offer scenic resources within Liberty Lake's urbanized area.

Scenic View Preservation

Trees and significant stands of vegetation are considered a scenic resource by some people, but can also be considered undesirable to people concerned about views being obscured from residential properties. The Liberty Lake Development Code Article 10-3C prevents the indiscriminate removal of significant trees and other vegetation, including vegetation associated with streams, wetlands and other protected natural resource and critical areas.

2.7.2. Scenic Resources – Impacts

Scenic resources can be impacted by the built environment. Scenic resources can be obscured by new structures and developments or degraded with the placement of signs, telecommunication facilities, bright or flashing lights, and utility lines. Scenic resources can also be directly altered by development and grading.

The changing urban built environment throughout the planning area will affect scenic resources and views of the natural environment. There are no scenic resources that have protected status in the planning areas.

Alternative 1 – No Action

The No Action is expected to push growth and the impacts of growth not previously anticipated during 2001 projections to the existing City limits, thus increasing vehicle emissions, air pollution, and atmospheric haze.

Alternative 2 (All Alternatives Included) – Adjusted UGA Boundary

This would expand the development pattern outside the existing UGA and would be expected to have the largest increase vehicle emissions, air pollution, and atmospheric haze.

Alternative 3 – NW Proposal

Under this alternative, new growth would be directed into the existing City and Urban Growth Area, but would require a minor expansion of the UGA. This alternative would be expected to have much smaller effects than alternative 2.

Alternative 4 – Entire SW Proposal

This would expand development outside the existing UGA and would be expected to create widespread impacts to scenic resources, but on a smaller scale than alternative 2.

Alternative 5 – SW excluding areas east of Garry Rd. and west of Henry Rd.

This would expand development outside the existing UGA and would be expected to create widespread impacts to scenic resources, but on a smaller scale than alternatives 2 and 4.

Alternative 6 – SW excluding areas east of Garry Rd.

This would expand development outside the existing UGA and would be expected to create widespread impacts to scenic resources, but on a smaller scale than alternatives 2 and 4, but slightly more than 5.

Alternative 7 – SW excluding areas west of Henry Rd.

This would expand development outside the existing UGA and would be expected to create widespread impacts to scenic resources, but on a smaller scale than alternatives 2 and 4, but slightly more than 5.

2.7.3. Scenic Resources – Mitigating Measures

- Develop and implement view protection regulations that require analysis of viewsheds in relation to the mass and height of a development proposal.
- The City of Liberty Lake and Spokane County should coordinate planning and acquisition efforts in order to maximize opportunities in the purchase or preservation of properties with high scenic value.
- Preserve existing sensitive areas to utilize as open space by encouraging development regulations that promote clustered, mixed use high-density development. Require all development to consider impacts on viewsheds and view corridors and apply mitigation measures to protect views.
- Continue to implement and update the adopted goals and policies regarding scenic resources and views, identified in the Spokane County Parks and

Recreation Open Space Plan, and the City of Liberty Lake's Comprehensive Plan and Development Code along with the appropriate capital facilities plans.

- Utilize appropriate land use designations to minimize development pressure on properties that have a high scenic resource value.
- Continue to implement and update vegetation retention and re-vegetation on properties with high scenic value.
- Collaborate with private and public organizations to identify, acquire preserve, operate and maintain park and open space areas that have scenic resources
- Utilize existing funding sources such as conservation futures and explore new funding sources such as bonds to acquire parks and open space areas that have scenic resources.
- Continue to implement sign and lighting and utility regulations that minimize the effects on views.
- Scenic transportation routes should be identified and adjacent property owners should be encouraged to protect scenic values.

CHAPTER 3: ELEMENTS OF THE BUILT ENVIRONMENT – EXISTING CONDITIONS, ENVIRONMENTAL IMPACTS, & MITIGATING MEASURES

3.1. ENVIRONMENTAL HEALTH

3.1.1 Noise

Noise is defined as unwanted sound. Intensity, duration and frequency define the character of sound. Three aspects of sound are important in determining the subjective response to sound; these are sound level, frequency content and time varying characteristics. In general, the more densely an area is populated and the higher the intensity of land uses there are, the noisier it will be. Noise is inseparable from modern society; however, excessive noise can interfere with thought, communication and sleep, cause annoyance, health problems, loss of hearing and have secondary effects such as economic loss, property devaluation and disturbing wildlife.

The level of sound is a measure of its intensity, expressed in decibels (db). The frequency (spectrum) of a sound refers to its pitch and is expressed in Hertz or cycles per second. Most of the sounds we hear in the environment are a combination of many frequencies at many levels. Common terms and measures for noise and sound are:

- dBA: Sound is measured on a logarithmic decibel (Db) scale. A more common measure of sound, dBA is based on this scale but is weighted to account for frequency and pitch, which affect human perceptions of sound. It is important to note that 3 DBA is considered the minimum perceptible change in noise level and that a 10 DBA sound increase is perceived as a doubling of loudness. Therefore, changes in noise levels of 3 DBA may be considered a minor impact.

Table 3.1: Typical Noise Levels

<u>Sound Source</u>	<u>dBA</u>
Threshold of Hearing	0
Soft Whisper	30
Remote Park Area	35
Window Air Conditioner	55
Quiet Conversation at 3 Feet	60
Vacuum Cleaner at 10 Feet	70
Major Highway at 100 feet	75
Busy Urban Street	80

- Average Day Night Level (LDN): LDN averages the total volume (in dBA) of noise collected over a 24-hour period. Nighttime noise (10:00 pm to 7:00 am) is counted at 10 decibels higher than actually measured to compensate for the fact that night sound is considered more intrusive than daytime noise.
- Leq: Measures the sound level occurring over a designated time period.
- Lmax: Represents the maximum sound level of a noise source.
- Receiving Property: Building or other property where sound is received.
- Sensitive Receptor: Places or activities that are particularly sensitive to noise intrusions such as , hospitals, schools and libraries.
- EDNA: Means the environmental designation for noise abatement, being an area or zone (environment) within which maximum permissible noise levels are established.

Many factors such as humidity, proximity to water, temperature, elevation and background noise can affect noise levels at a receiving site. Other factors that can affect noise levels include the design and type of construction of buildings, vegetation and sound barriers.

Noise Standards, Guidelines and Regulations

The Federal Noise Control Act (1972) assigns primary responsibility for regulating nontransportation noise to state and local governments. State and local governments also regulate motor vehicles not involved in interstate commerce. Federal noise authority preempts local and state noise regulations for three major noise sources: aircraft, railroads and motor vehicles engaged in interstate commerce.

The Federal Transit Administration specifies that a peak hour increase of 3 dBA (Leq) or less is considered insignificant. A peak hour increase of 4 to 10 dBA (Leq) is considered possibly significant, and may require mitigation. An increase of more than 10 dBA is considered a serious impact.

Federal Highway Administration indicates noise impacts from highways occur when noise levels substantially exceed existing levels or exceed the following criteria for various land use categories:

- Unique tracts of land in which serenity are of extraordinary significance = 57 dBA (Leq).
- Homes, libraries, schools, churches, hospitals, outdoor recreation areas = 67 dBA (Leq)
- Commercial and Industrial uses = 72 dBA (Leq)

The Washington State Department of Ecology has established the following maximum permissible environmental noise levels (WAC 173-60-040):

Table 3.2: Maximum Permissible Noise Levels

<u>EDNA of Noise Source</u>	<u>EDNA of Receiving Property</u>		
	Class A	Class B	Class C
Class A (Residential, Hospitals Resorts, Parks)	55 dBA	57 dBA	60 dBA
Class B (Commercial Uses)	57 dBA	60 dBA	65 dBA
Class C (Industrial, Agricultural)	60 dBA	65 dBA	70 dBA

Between the hours of 10:00 pm and 7:00 am the above noise limitations in receiving properties are reduced by 10 dBA in Class A EDNAs. Noise limitations can be exceeded for specified brief periods of time.

In addition, Spokane County and the City of Liberty Lake have adopted regulations regarding excessive noise from a wide variety of sources.

3.1.1.1. Existing Conditions

Sources of noise in the City and the proposed UGA include:

Traffic

Vehicular traffic noise is a combination of noise created by engines, tires, exhaust and air movement. There are a number of factors that influence noise generated by traffic, including but not limited to vehicle type, traffic volumes, speed, inclines and pavement surface. Other conditions such as distance, vegetation, terrain, and natural and manmade obstacles also affect vehicular noise.

Areas that are most affected by traffic noise are along the I-90 corridor and along high volume roadways. Some areas may be more affected by noise than others due to terrain, vegetative buffers, and proximity to roads. As growth occurs within the planning area, traffic noise will increase and will impact a larger area and population, especially

General Urban Noise

The City of Liberty Lake, the UGA, are affected by typical urban noise generated by traffic, construction, emergency services, machines, commercial and household activities. In general, urban noise is correspondingly greater the more densely an area is populated and the higher the intensity of land uses there are.

3.1.1.2. Noise - Environmental Impacts

As the population of the City of Liberty Lake and Spokane County grows, noise impacts from vehicles, commercial, industrial, construction and other sources will increase. The alternatives that allow the expansion of the UGA will expand urban noise levels to previously rural areas. The alternatives that allow higher densities will tend to concentrate noise levels in areas that are already impacted. In general, as population increases, it is likely that short-term noise impacts from construction activities will occur under all the alternatives to accommodate City of Liberty Lake's projected 20-year growth.

With all alternatives, Residential areas adjacent to arterials will have additional noise impacts, as will rural areas within the UGA. The No Action alternative will allow noise levels to increase gradually as residential, industrial and commercial areas develop to allowed zoning densities and uses. The higher densities under the Adjusted UGA alternatives will allow noise levels to increase within City of Liberty Lake and the UGA. Construction activities will have a larger short-term impact due to the increased density. Construction-related noise impacts should cease at the termination of construction activities. Since the Adjusted UGA alternatives will allow the expansion of the UGA, increased noise levels will occur in areas that were previously rural development and will possibly affect wildlife.

3.1.1.3. Noise - Mitigating Measures

A variety of noise mitigation measures can be utilized to minimize noise impacts for all alternatives: No Action and Adjusted UGAs. These include the following mitigation measures:

- Traffic management measures such as traffic control devices and signing for time restrictions, prohibitions of certain vehicle types and exhaust brakes and modified speed limits.
- Vehicular noise can also be attenuated with the construction of sound walls, change of vertical and horizontal alignment, sound absorptive pavement and acquisition of property.

- Require noise attenuating construction materials for buildings near noise producing areas
- Require buffers or sound barriers for noise sensitive land uses near noise producing areas
- Limit construction activities to daytime hours and require contractors to utilize standard noise mitigation measures to reduce any impacts on the surrounding area from the construction.
- Encourage the use of construction techniques and equipment that minimize noise.
- Develop a noise awareness program and enforce existing rules and regulations.
- Establish a Geographic Information System (GIS) program to identify areas impacted by noise sources and complaints regarding noise.
- Encourage use of alternative transportation and public transportation to help reduce background vehicular noise.
- Encourage the use of vehicle types that minimize noise such as vehicles with electric motors and hybrid vehicles.
- Utilize land use designations to allow uses based on existing development patterns and to permit only those uses that are compatible near noise generating land uses.

3.1.2 Risk of Explosion

3.1.2.1 Existing Conditions

The storage, use and transport of hazardous materials pose a risk of explosion. The greatest threat of explosion occurs with uses that utilize hazardous materials in industrial and commercial areas and with the transport of hazardous materials along truck routes, rail corridors and pipelines.

Vehicular

Trucks carrying hazardous materials have increased potential for explosions if they are involved in a traffic accident. Areas that have the most potential for traffic accidents and therefore have the most potential for possible explosions are along the I-90 corridor, along high volume roadways, and at intersections. As density increases within the City and the UGA, explosions could impact a larger population.

Industrial and Commercial Uses

Industrial plants that utilize hazardous materials in the planning area have explosion potential. Establishments that have the greatest threat of explosions typically involve the use of flammable material in confined spaces. These may include businesses such as woodworking shops, paint stores and businesses that use and dispense petroleum products. Older businesses are less likely to have up to date fire safety precautions in place.

Pipelines

Transmission of hazardous liquids and gases by pipeline is an essential transportation mode for moving and distributing these products. While pipelines offer an efficient and

convenient method of transport, there is potential for ruptures and uncontrolled leaks of products, which may be highly flammable, explosive, or toxic.

There are natural gas transmission lines within the northern and western portions of City of Liberty Lake and the existing UGA. Many of the areas were not heavily populated at the time that the transmission lines were installed. Over time, increased density has grown in areas near the pipelines. It is expected that with increased demand for natural gas and petroleum, there will be a need to expand the capacity of the pipelines in the future.

Except for pipelines, regulations to reduce the risk of explosions and the response to explosions related to hazardous materials are the same as those outlined in section 3.1.3, Hazardous Materials. Pipelines are regulated under a number of federal, state and local regulations. The Federal Department of Transportation through the Office of Pipeline Safety is the regulator of interstate natural gas and hazardous liquid pipelines and intrastate natural gas and hazardous liquid pipelines that are over 15 miles in length and over a certain pipe diameter. The Federal Energy Regulatory Committee has authority to site interstate natural gas lines. State and local safety provisions regulating interstate pipelines are expressly preempted by federal jurisdiction, with the exception that the state is allowed to increase safety standards and regulate the location of intrastate pipelines that do not meet the above threshold requirements. Local government also has authority to impose conditions through NEPA, SEPA or if the pipeline requires a shoreline permit. Recently, the Washington State Legislature has granted the State Utilities and Transportation Commission authority to conduct inspections for the Federal Office of Pipeline Safety.

3.1.2.2. Risk of Explosion - Impacts

The impacts detailed under Section 3.1.5.2. Hazardous Materials-Impacts are applicable to this section. The higher densities allowed under the Adjusted UGA alternatives will increase densities within the UGA, which may increase the number of people that could be exposed to explosions at any one time, particularly in areas near highways, arterials and pipelines. As the population grows and the demand for hazardous materials grows, there will continue to be the threat of an explosion and risk of exposure, damage and contamination under all alternatives.

3.1.2.3. Risk of Explosion - Mitigating Measures

Many of the mitigating measures identified in Section 3.1.7 Hazardous Materials-Mitigating Measures, are applicable to this section as well as additional mitigating measures that apply to pipelines:

- Utilize land use designations and allow uses based on existing development patterns that provide a separation between industrial and residential land uses.
- When industrial land uses are in close proximity to residential land uses, provide, enhance and maintain adequate buffers to minimize risk of exposure.
- Support the planning efforts of the Local Emergency Planning Committee including but not limited to coordination between jurisdictions and response teams, training, and tracking of hazardous materials.
- Traffic management measures such as traffic control devices, specified truck routes and signing for time restrictions, and modified speed limits.
- Continue education regarding the safe use, storage, disposal and recycling of hazardous materials and waste.

- Develop information/education and notification programs to alert the public of pipeline location and safety considerations when making land purchase or development decisions near transmission pipelines.
- Require pipeline operators to provide accurate 'as-built' pipeline maps as a condition of approval for any development permit. In addition to scaled plan maps, which shall be accurate to the parcel level, pipeline information (pipe size, allowable pressure, fuel type, etc) shall also be provided. Provide update copies of all major pipeline routes to Spokane County Emergency Management Department.
- Seek intervenor status on all pipeline proposals which may not be within the County's regulatory authority, so as to preserve the County's legal right to retain a voice in the proposal. The County would review a pipeline proponent's application materials and file comments with the reviewing bodies according to the appropriate procedure and within the timelines provided. Staff should engage in continual and ongoing communication with the regulatory authorities regarding the project as the need or occasion arises.
- Require transmission pipeline proponents to notify all fire districts, water and sewer districts, and jurisdictions with urban growth areas where the siting of new pipelines crosses those service areas.
- Monitor transmission pipeline construction to ensure pipelines are installed in accordance with all applicable critical areas regulations.
- Encourage the Office of Pipeline Safety to enact stronger safety measures for transmission pipelines, and to encourage pipeline applicants to voluntarily enact stronger safety measures than required by federal law.
- Utilize GIS based siting criteria for evaluating transmission pipelines which are consistent with comprehensive plan policies for transmission pipelines
- Encourage transmission pipelines to follow established corridors where possible.
- Require applicant justification for proposed deviations.
- Discourage transmission pipelines within urban growth areas.
- No transmission pipeline facilities should be constructed or located in critical areas without fully mitigating the project impact.
- Restrict the location of transmission pipelines in high-risk landslide areas where evidence of instability could be ascertained by recent events, or verifiable geological conditions.
- For natural gas transmission pipelines, encourage siting of critical facilities and high occupancy facilities pursuant to the regulations of WAC 480-93-020, and 480-93-030 (not closer than 500' from a 500 psi pressure or greater pipeline, not closer than 100' from a pipeline with a pressure between 250 and 499 psi) and as hereafter amended.

3.1.3. Hazardous Materials

3.1.3.1. Existing Conditions

There are four characteristics that can cause a material to be hazardous and pose a threat to health or to the environment: ignitability, corrosivity, reactivity, and toxicity. Hazardous materials are found in residential, commercial and industrial uses.

Hazardous materials and wastes include many common substances, such as lead acid batteries, drain cleaner, paint thinner, petroleum products, solvents, ink sludge, pesticides, herbicides, antifreeze and chlorine. These materials do not immediately pose a threat if they are treated properly.

Hazardous materials are widely utilized and available. Many of these substances such as paint, solvents, corrosive cleaners and pesticides are available to the general public through hardware, garden, auto and grocery stores, and are stored in homes. A survey for King County found that people who reside in multi-family developments tend to store less hazardous materials than people who reside in single-family developments. Many commercial and industrial uses such as medical facilities, auto facilities, plating facilities, dry cleaners, manufacturing facilities, and sewer and water treatment plants utilize hazardous materials and produce hazardous wastes.

Under the Federal Emergency Planning and Community Right-to-Know Act, Section 312, reporting requirements, all commercial users of hazardous materials are required to have a list of the substances that are used. Larger users of hazardous materials are required to register the chemicals that are utilized. The reportable threshold for all hazardous substances are 10,000 pounds stored at any one time and 500 pounds or less for extremely hazardous substances. The reporting thresholds for retail gas stations are 75,000 gallons for gasoline and 100,000 gallons for diesel.

Hazardous materials are also transported by rail, truck and pipeline. The transport of hazardous materials can pose an additional risk of exposure, contamination and explosion due to the possibility of collisions or pipeline rupture. Hazardous materials and the risk of explosion impacts are addressed in the previous section.

Improper storage and disposal of hazardous wastes may lead to contamination of soil or groundwater.

Under the Washington State Model Toxins Control Act, the responsibility for identifying and scheduling cleanup of contaminated sites lies with the Department of Ecology. The Department of Ecology maintains a database of known and potential hazardous waste sites. The database describes the sites, the affected environment and the status of the contaminants. Cleanup of contaminated sites can be a long and costly process due to legal issues, analysis required and standards.

Regulation of hazardous materials has many layers and is complex. Federal regulations (SARA Title III) address reporting, planning and the public's right to know about hazardous materials. Spokane County has developed a Draft Mitigation Plan that addresses the potential for and response to natural and human caused hazards.

The Spokane Regional Solid Waste System has 3 recycling center/ transfer station that accepts oil and antifreeze and limited types of hazardous wastes for recycling and disposal and provides homeowner education regarding proper disposal and handling of household hazardous wastes

The Department of Ecology has established a Nuclear Waste Program to dispose of low-level mixed and commercial nuclear waste.

3.1.3.2. Hazardous Materials – Impacts

The higher densities under the No Action alternative will increase densities within the City and existing UGA, which may increase the number of people that could be exposed to hazardous materials at any one time and may also increase the possibility of discovering a previously unknown contaminated site. Development pressure may provide an economic incentive to clean up such sites. Under this alternative, it is likely that there may be less storage of hazardous materials due to increased multi-family housing development.

Alternatives 2-7 will allow the expansion of the UGA into formerly rural and, which may increase the possibility of discovering unknown contaminated sites and may increase the potential for contamination in formerly rural areas.

The potential for the release of hazardous materials and waste is primarily in commercial and industrial areas. As the population grows, there will continue to be the risk of exposure or contamination under all alternatives. Under land use alternatives that require expansion of the UGA, the ability to provide rapid emergency response for a hazardous materials event will be reduced unless additional response capability is provided through additional staffing and emergency operations office space.

3.1.3.3. Hazardous Materials – Mitigating Measures

A variety of mitigating measures can be utilized to minimize the risk of contamination or exposure to hazardous materials and waste. These include the following:

- Utilize land use designations and allow uses based on existing development patterns that provide a separation between industrial and residential land uses.
- When industrial land uses are in close proximity to residential land uses, provide, enhance and maintain adequate buffers to minimize risk of exposure.
- Support the planning efforts of the County/ City Emergency Management team including but not limited to coordination between jurisdictions and response teams, training and tracking of hazardous materials.
- Traffic management measures such as traffic control devices and signing for time restrictions, and modified speed limits
- Train appropriate public employees to recognize hazardous materials and possible contaminated sites.
- Continue education regarding the safe use, storage, disposal, and recycling of hazardous materials and wastes.
- Develop a system to track contaminated sites and require assessment and cleanup for development proposals that may involve a contaminated site.
- Require a site assessment for contamination prior to public purchase or transfer of land.

3.2 SHORELINE USE

3.2.1. Shoreline Use – Existing Conditions

The NW portion of the planning area contains the Spokane River and its associated shorelines. The current uses of the shoreline area in this planning area are recreational and wildlife habitat.

3.2.1.1 Relationship to Existing Shoreline Use Plans

The current shoreline designations are Pastoral and Conservancy. The proposed designations in the Draft Revised Shoreline Master Program are Rural Conservancy and have 3 identified reaches of High Quality Areas.

3.2.1.2. Light and Glare

Light and glare are currently produced in the planning area by vehicular traffic from Harvard Rd., Euclid Rd., and Hodges Rd.; and from nearby residential neighborhoods.

3.2.1.3. Aesthetics

Commercial development is prohibited in the Pastoral designation, and only allowed in the Conservancy Designation if the use is water dependant and does not disrupt the quality of scenery and water quality. According to the existing Spokane County Shorelines Program, residential development must be set back no less than 50 feet back from the ordinary high water mark. These designations help to protect the aesthetics of the Spokane River shoreline.

3.2.1.4. Recreation

Recreational uses along the shoreline include, but are not limited to, fishing, rafting, swimming, and bird watching. The Centennial Trail bike path is located adjacent to the south shoreline. There is a parking area located on the west side of Harvard Rd. with restrooms and a connection to the bike trail and river access.

3.2.2. Shoreline Use – Impacts

Alternative 1 – No Action

The No Action alternative is expected to push growth and the impacts of growth not previously anticipated during the 2001 projections and analysis to the existing City limits. This alternative would focus development and impacts in the existing City and would be expected to result in the least amount of shoreline impacted by development.

Alternative 2 (All Alternatives Included) – Adjusted UGA Boundary

Under this alternative new growth would be directed into the existing City and would require an expansion of the UGA. This alternative would be expected to result in areas of land that are presently designated as Urban Reserve being developed for urban land uses. This would expand the development pattern outside the existing UGA and would be expected to create impacts to the shoreline in the NW planning area.

Alternative 3 – NW Proposal

Under this alternative, new growth would be directed into the existing City and Urban Growth Area, but would require a smaller expansion of the UGA. This alternative would be expected to result in a moderate area of land that is presently designated as urban reserve being developed for urban land uses. This would expand the development pattern outside the existing UGA and would be expected to create impacts to the shoreline.

Alternatives 4, 5, 6, and 7 –SW Proposals

Under these alternatives, new growth would be directed into the existing City and Urban Growth Area, and would require an expansion of the UGA that does not include any Spokane River shorelines. This would expand the development pattern outside the existing UGA but would not be expected to create significant impacts to the Spokane River shoreline.

3.2.3. Shoreline Use – Mitigation Measures

Specific mitigation measures for potential land use impacts resulting from future construction NW planning area would be determined during a subsequent site-specific environmental review. Land use patterns in the shoreline vicinity would continue to be consistent with the Spokane County Comprehensive Plan, Spokane County zoning code, and the current and proposed Shorelines Program, when adopted.

3.3. PUBLIC SERVICES AND FACILITIES

3.3.1. Public Services and Utilities – Existing Conditions

3.3.1.1. Fire Protection and EMS

The City of Liberty Lake is currently provided fire protection and EMS service through Spokane County Fire District #1 (SCFD #1). All fire protection districts in Washington State are assigned a numerical fire protection rating by the Washington Surveying and Ratings Bureau. Insurance companies fund the Bureau to perform on-site inspections of fire districts to determine the rating. The Bureau analyzes five main areas: average response time, water supply, and communication network, schedule of fire inspections and fire station evaluations which focus on age of vehicles, amount of personnel training and staffing of facilities.

Insurance companies use the fire protection rating to help determine insurance rates on all fire insurance policies. The rating is on a scale of 1 to 10, with 1 representing the best score. Quality of fire service can have a significant impact on fire rates.

The existing rating for SCFD # 1 is 4. SCFD # 1 has a paid staff of 154, 0-volunteers, 10-stations and 11- Class A pumper trucks. One station is located in the northern area of the City on Harvard.

A portion of the area reviewed in the alternatives is currently served through South Valley Fire District # 8 (SVFD #8) and has an existing rating of 5. SVFD # 8 has 47 - paid staff, 74 – volunteers, 4 – stations, 6 – Class A pumper trucks.

Each district provides emergency medical service (EMS), as well as fire suppression. They also provide fire investigation, inspections and public education. All fire and emergency medical services are dispatched from a central location through the 911 exchanges.

The number of calls for service has increased from 7595 in 2000 to 9202 in 2005 for SCFD #1. Representing an overall increase of 1607 calls or 21% increase in calls for service. SCFD # 8 has also experience an increase in calls for service from 782 in 2000 to 1011 in 2005, for a change of 229 or 29% increase.

All fire districts with in Spokane County interlocal agreements with each other and the DNR to receive additional help on large or multiple incidents. They also jointly develop County fire codes, disaster planning and training programs.

3.3.1.2. Fire Protection and EMS – Impacts

SCFD #1 and # 8 currently determine personnel and resource needs based on existing zoning, residential densities, and population growth projections. Population growth and developments are expected to place additional demands on fire-related service delivery and EMS calls under all alternatives.

Alternative 1 – No Action

Under this alternative, growth would occur within existing City at existing zoning and increased residential densities.

- Create Increased traffic congestion and increased response time for emergency vehicles;
- Require increased fire flow in some areas as they reach potential build-out;
- Require recruitment and hiring of additional firefighters and paramedics; and
- Require additional emergency response equipment to maintain existing service levels.

Alternatives 2-7 – Adjusted UGA

Under these alternatives, land inside the City and retain its existing zoning and possibly higher residential densities and the UGA boundary would be expanded as much as necessary to accommodate the projected population growth at urban residential densities. Wherever the UGA boundary is expanded, land will be rezoned from rural densities to urban densities and will become eligible for annexation to the City. Similar to Alternative 1, expansion of the UGA boundary at urban residential densities would be expected to:

- Create Increased traffic congestion and increased response time for emergency vehicles;
- Require increased fire flow in some areas as they reach potential build-out;
- Require recruitment and hiring of additional firefighters and paramedics; and
- Require additional emergency response equipment to maintain existing service levels.

3.3.1.3. Fire Protection and EMS – Mitigating Measures

Regardless of the growth alternative adopted, new funding sources will have to be secured in order to sustain adopted levels of service. The best option for mitigation is to encourage continued coordination between the Spokane County Fire Districts.

Additionally:

- Ensure that land with the City and UGA is developed at urban densities to gain full advantage of the full range of urban services available.
- Consider the option of requiring new development in the City and UGA to pay impact fees for fire protection facilities as allowed by RCW 82.02.090 (7).
- Develop a concurrency management system to assure that adequate fire protection and emergency medical facilities, equipment, and personnel are in place at the time that new development is approved or within a reasonable amount of time.
- Encourage educational efforts by Fire Districts to promote opportunities for volunteer firefighter recruitment.

3.3.1.4. Law Enforcement - Existing Conditions

The City of Liberty Lake Police Department, the Spokane County Sheriff's Office, and the Washington State Patrol (WSP) provide local law enforcement service in City of Liberty Lake and surrounding areas. All are part of a Mutual Aid Agreement, which allows law enforcement agencies to assist each other with equipment and personnel

when needed. The WSP is primarily responsible for traffic enforcement on State administered highways such as Interstate 90 (SR 90).

3.3.1.4.1. The City of Liberty Lake Police Department

The City of Liberty Lake Police Department provides law enforcement service within the incorporated city limits. Police Headquarters are located at 22710 E Country Vista in downtown Liberty Lake, within the existing Liberty Lake City Hall. In addition to basic law enforcement activities, such as patrol, traffic, and criminal investigations, the Police Department provides a full range of crime prevention, planning, and educational programs.

The Police Department has worked closely with the Central Valley School District to provide for increased safety children's to administer the Drug Abuse Resistance Education (DARE) program at Liberty Lake Elementary.

Over the past 5 years (2001-2006), the population within the city limits served by the Police Department has grown from approximately 3,265 to over 6,000. This represents an increase of 84% over 5 years, or an average increase of about 13% per year. Some of this population increase is attributable to annexations although most of the annexations during that period were vacant lands. During this same 5-year time period the Police Department has seen the number of incidents requiring police assistance increase from 750 calls for service in 2001 to 2400 calls for service in 2006. This is a increased change in service demand of 220% over 5 years, or an average increase of about 26.5% per year.

Existing Conditions

The 2003-2022 City of Liberty Lake Comprehensive Plan establishes the following levels of service (LOS) based on Countywide Planning Policies standards for urban areas: 1 patrol officer per 1000/population calls for service per year. In 2006, the City of Liberty was approximately 6000 people. According to the adopted LOS measurement, the minimum staffing level requires 6 officers. In 2006, the City of Liberty Lake Police Department employs 8 officers, which means that the City is achieving the adopted LOS standard.

An interlocal agreement between City of Liberty Lake and Spokane County also provides for a joint local organization for emergency service. The interlocal agreement allows the Spokane County to perform specific services in the City of Liberty Lake and other areas of the County when called upon. Some of these services include: providing additional manpower, a canine unit, and a S.W.A.T. team when needed.

When parts of UGA areas are annexed to the City, demand for law enforcement from the County Sheriff's Office will be reduced. At the same time, there will be an immediate and financial and resource impact on the City of Liberty Lake Police Department.

3.3.1.5. Law Enforcement – Impacts

The City of Liberty Lake in conjunction with the Police Department currently determines personnel and resource needs based on calls for service, and population growth projections. Population growth and infill developments are expected to create additional demand for law enforcement services under all alternatives. Annexations are expected to create fiscal and service area impacts for law enforcement agencies under Alternatives 2-7.

Alternative 1 – No Action

Under this alternative, growth would occur within existing City at existing zoning and increased residential densities.

- Create Increased traffic congestion and increased response time for emergency vehicles;
- Require recruitment, training, and hiring of additional officers; and
- Require additional law enforcement response equipment to maintain existing service levels
- Create the need for larger Liberty Lake police station

Alternatives 2-7 – Adjusted UGA

Under these alternatives, land inside the City and retain its existing zoning and possibly slightly higher residential densities and the UGA boundary would be expanded as much as necessary to accommodate the projected population growth at urban residential densities. Wherever the UGA boundary is expanded, land will be rezoned from rural densities to urban densities and will become eligible for annexation to the City. Similar to Alternative 1, expansion of the UGA boundary at urban residential densities would be expected to:

- Create Increased traffic congestion and increased response time for emergency vehicles;
- Require recruitment, training, and hiring of additional officers; and
- Require additional law enforcement response equipment to maintain existing service levels
- Create the need for larger Liberty Lake police station

3.3.1.6. Law Enforcement - Mitigating Measures

Regardless of the growth alternative adopted, new funding sources will have to be secured in order to sustain adopted levels of service. The best option for mitigation is to encourage continued coordination between law enforcement agencies.

3.3.1.7. Public Schools - Existing Conditions

Public education in the Liberty Lake area is provided by Central Valley School District (CVSD). The East Valley School District provides educational services in the area identified north of the Spokane River as Alternative #3. Both school districts are responsible for planning, financing, constructing, and maintaining public school facilities. School district boundaries do not coincide with city limits, urban growth areas, or Spokane County planning subarea boundaries.

Enrollment and school capacity data are measured by full-time-equivalent (FTE) students, rather than “head count” (the total number of students enrolled). Students who attend only half- or part-time in the preschool programs, alternative schools or in kindergarten are counted in relationship to a full school day. FTE numbers are lower than headcounts and better represent the actual impact on facilities.

The inventory and analysis of capacity requirements are presented two ways: 1) with interim (i.e., portable) facilities, and 2) without interim facilities. The individual districts' capital improvement projects are based on the capacity without portables because they have significant limitations, such areas as heating, ventilation, noise, security, restrooms,

storage cupboards and intercom communications. For those reasons, portables are not considered permanent capacity by Washington State or by the districts. The capacity of portable rooms is presented in order to show the interim facilities that the districts use 1) to meet short-term enrollment fluctuations, or 2) to serve as temporary facilities until permanent facilities are built.

Capacity figures are usually based on teacher-to-student ratios (expressed as students per classroom) that the school district determines to be most appropriate to accomplish its educational program. These ratios are contained in employment agreements between districts and their teachers. Individual school districts will determine their own Level of Service standards and may request the City to adopt the standards as a component of its Capital Facilities Plan.

3.3 Central Valley School District

School	Existing Capacity
<u>Elementary Schools (K-6)</u>	
Adams	466
Broadway	379
Chester	442
Greenacres	591
Liberty Lake	650
McDonald	450
Opportunity	456
Ponderosa	488
Progress	416
South Pines	460
Sunrise	638
University	488
Total Elementary Permanent Facilities	6,360
Total Elementary Interim (Portable) Facilities	110
Total Elementary Permanent and Interim Facilities	6,470

<u>Middle Schools (7-8)</u>	
Bowdish	554
Evergreen	560
Greenacres	587
Horizon	590
North Pines	700
Total Middle School Permanent Facilities	2,991
Total Middle School Interim (Portables) Facilities	75
Total Middle School Permanent and Interim Facilities	3,066

<u>Senior High Schools</u>	
Central Valley	1,800
University	1,800
Total Senior High School Permanent Facilities	3,600
Total Senior High School Interim (Portables) Facilities	64
Total Senior High School Permanent & Interim Facilities	3,664

Source: Central Valley School District

(1) Time Period	(2) Enrollment	(3) Existing Capacity	(4) Interim Capacity	(5) Net Reserve or Deficiency: Permanent Facilities	(6) Net Reserve or Deficiency: All facilities
<u>Elementary School (K-6)</u>					
2006 Actual	5,241	6,350	110	1,119	1,129
2006-2011: Growth	572	450		-122	-122
Total as of 2011	5,813	6,810	110	997	1,107
Capacity Projects: Complete construction of one new elementary before 2011					
<u>Middle Schools (7-8)</u>					
2006 Actual	2,690	2,991	29	301	330
2006-2011: Growth	415	650	0	235	235
Total as of 2011	3,105	3,641	29	536	565
Capacity Projects: Replace Evergreen Middle and construct 1 new middle school before 2011					
<u>Senior High Schools (9-12)</u>					
2006 Actual	3,613	3,600	64	-13	51
2006-2011: Growth	393	0	0	-393	-393
Total as of 2011	4,006	3,600	64	-406	-342
Capacity Projects: None					

Source: Central Valley School District Capital Facility Plan for 2005-2006 to 2011

3.3.1.7.2. East Valley School District

School	Existing Capacity
<u>Elementary Schools (K-5)</u>	
East Farms	500
Otis Orchards	500
Skyview	500
Trent	550
Trentwood	500
Total Elementary Permanent Facilities	2,550
Total Elementary Interim (Portable) Facilities	100
Total Elementary Permanent and Interim Facilities	2,650

<u>Middle Schools (6-8)</u>	
East Valley	600
Mountain View	500
Total Middle School Permanent Facilities	1,100
Total Middle School (Portable) Facilities	0
Total Middle School Permanent and Interim Facilities	1,100

<u>Senior High Schools (9-12)</u>	
East Valley	1,600
Total Senior High School Permanent Facilities	1,600
Total Senior High School (Portable) Facilities	100
Total Senior High School Permanent and Interim Facilities	1,700

Source: East Valley School District

Table PS-7. East Valley School District Facility Capacity Requirements and Proposed Capacity Projects through 2006-2011 School Year

(1) Time Period	(2) Enrollment	(3) Existing Capacity	(4) Interim Capacity	(5) Net Reserve or Deficiency: Permanent Facilities	(6) Net Reserve or Deficiency: All facilities
<u>Elementary School (K-6)</u>					
2006 Actual	2,489	2,550	100	61	161
2006-2011: Growth	42	0	0	-42	-42
Total as of 2011	2,531	2,550	100	19	119
Capacity Projects: None					
<u>Middle Schools (7-8)</u>					
2006 Actual	750	1,100	0	350	350
2006-2011: Growth	-33	0	0	33	33
Total as of 2001	717	1,100	0	383	383
Capacity Projects: None					
<u>Senior High Schools (9-12)</u>					
2006 Actual	1,688	1,600	100	-88	12
2006-2011: Growth	-71	0	0	71	71
Total as of 2011	1,617	1,600	100	-17	83
Capacity Projects: None					

Sources: Enrollment Data from State of Washington, Superintendent of Public Instruction Capacity Data from Table PS-6

District's interim capacity may be reduced when the District's permanent capacity is increased and portables are removed.

3.3.1.7.2. School Impact Fees

The GMA allows cities and counties to collect impact fees, on behalf of public school districts, for public school facilities (RCW 82.050 - .100). Currently the City of Liberty Lake is the only municipality proposing to collect impact fees for needed school facilities.

3.3.1.8. Public Schools - Impacts

The school districts currently determine public school facility, personnel, and resource needs based on existing zoning, residential densities, and population growth projections. Population growth and infill development projects are expected to increase the demand for public school services under all alternatives.

Alternative 1 – No Action

Under this alternative, infill growth would occur within existing city limits at existing zoning and increased densities. Generally, the no action alternative would be expected to:

- Require additional school facilities to maintain adequate service levels
- Require recruitment and hiring of additional teachers, special educators, administrators, and support staff; and
- Create increased traffic congestion and increased time and expense for school bussing programs.

If the existing zoning, city limits, and UGA boundaries do not change, then the available land supply in City of Liberty Lake and the existing UGA would be consumed early within the 20- year planning period. Land and housing prices would be expected to escalate

quickly and development would be expected to occur in rural areas and other where land and housing prices are available.

Alternatives 2-7 – Adjusted UGA

Under this alternative, land inside the City and existing UGA would retain its existing zoning and possibly slightly higher residential densities and the UGA boundary would be expanded as much as necessary to accommodate the projected population growth at urban residential densities. Wherever the UGA boundary is expanded, land will be rezoned from rural densities to urban densities and will become eligible for annexation to the City. Similar to Alternative 1, adjusting the UGA boundary at existing residential densities would generally be expected to:

- Create urban density development around the existing City limits;
- Require additional school facilities to maintain adequate service levels;
- Require recruitment and hiring of additional teachers, special educators, administrators, and support staff, and
- Create increased traffic congestion and increased time and expense for school bussing programs.

3.3.1.9. Public Schools - Mitigating Measures

- Central Valley & East Valley School Districts should examine City and County land supply analysis maps, continue to monitor demographic changes (particularly distribution of students), and take a proactive stance in planning for the necessary facilities to meet the needs of an expanding student population;
- Central Valley & East Valley School Districts should work with the City of Liberty Lake and Spokane County Planning Departments to ensure consistency between School District Capital Improvement Plans and the City and County Comprehensive Land Use Plans
- School Districts could seek approval of bond issues and capital levies to address major school facility needs.
- School Districts could examine the possibility of building smaller neighborhood oriented schools that would allow more students to walk or ride to school, which could decrease the cost of providing school bus service.
- Adoption of a school impact fee program throughout Spokane County that serve Central Valley & East Valley School Districts
- School Districts could examine possible ways to maximize use of existing school facilities, such as split shift school days where some students attend morning classes and some students attend afternoon/evening classes.

3.3.1.10. Parks, Recreation, and Open Space - Existing Conditions

Land set aside for recreation, parks, or open space influences quality of life, and has important economic, recreational, environmental and aesthetic benefits. A wide variety of neighborhood and community parks, open space areas, trails, greenways and recreational opportunities are within the Liberty Lake area. These park and recreation facilities and open spaces are essential to a community's well being. Parks and open spaces help mitigate urban development, provide important ecological functions and provide recreation opportunities for citizens and visitors.

The Countywide Planning Policies for Spokane County requires all jurisdictions to adopt a Level of Service (LOS) standard for parks. The City has the flexibility and freedom to establish a LOS standard for parks that reflects the expressed need and desire of the community. The City also has the obligation to ensure that the operation and maintenance needs of existing parks are met. The City's Parks and Open Space LOS is 30 acres per 1000 population which the City exceeds. The City presently boasts a Parks and Open Space LOS of 92 acres per 1000.

Currently, the 14-acre Pavillion Park is the only City owned and maintained park. The Trailhead Golf Course which is also owned by the City, is maintained by the City and paid for through user fees. Other public parks in the City are Five Fingers Park, Little Bear Park, Pumphouse Park, and the Liberty Lake Elementary School facilities. The City of Liberty Lake has approximately 400 acres of Parks and Open Space, including Pavillion Park and three golf courses which total 346.6 acres as well as our existing residential open/ common space which exceeds 50 acres.

The Greenacres Landfill Reclamation Site that is identified as Open Space /Recreation on the Comprehensive Plan Land Use Map is not included within the inventory because as a reclamation site it is not useable for 50 years from the date it was designated, which is outside of the 20 year planning horizon. The site including the buffer area totals 57.8 acres and is contained within a residential plat. In addition the City has the Rocky Hill neighborhood which includes a public park site that will be approximately 17 acres in size.

3.3.1.11. Parks, Recreation, and Open Space - Impacts

As the population of City of Liberty Lake and Spokane County grows, under all alternatives, there will be an increasing need for parks, trails and recreation facilities as well as increased pressure to develop potential open space areas. Under all of the growth alternatives, some growth of park and recreational facilities will need to occur. As areas develop there will be decreasing opportunities to acquire or preserve open space and parkland, and increasing use of existing facilities and open space areas. As the land supply decreases, it is likely that the cost of acquiring land for parks or open space will increase.

The Adjusted UGA alternatives will increase the amount urban residential units and thereby increase and concentrate the demand for activity centers, parks and open space. The No Action alternative will increase the need for recreational facilities and parks within City of Liberty Lake and allow lower density development outside the UGA which will decrease the opportunities to acquire additional park and open space properties.

3.3.1.12. Parks, Recreation and Open Space - Mitigating Measures

- The City of Liberty Lake and Spokane County should continue to review and revise adopted levels of service and Capital Facilities Plans, in order to adapt to changing demands.
- The City of Liberty Lake and Spokane County should coordinate planning and acquisition efforts in order to maximize opportunities.
- In accordance with the GMA, areas should be identify as appropriate sites for recreation and open space in relation to environmentally sensitive land and areas with increased density.

- Preserve existing sensitive areas to utilize as open space by encouraging development regulations that promote clustered, mixed use, high-density development.
- Continue to implement and update the goals and policies in the Parks, Recreation and Open Space chapter of Liberty Lake's Comprehensive Plan along with the appropriate functional & capital facilities plans.
- Maintain existing levels of service for park, recreation, and open space facilities.
- Consider adoption of park, recreation and open space impact fees for new development.
- Develop and implement various financial incentives to preserve open space areas, including but not limited to tax benefits, purchase or donation of conservation easements, and the purchase or transfer of development rights.
- Continue to utilize grants, donations and other funding sources to acquire parks and open space.
- Collaborate with private and public organizations to identify, acquire preserve, operate and maintain park and open space areas.
- Identify and preserve critical areas such as stream corridors to establish links between opens spaces and parks.
- Utilize existing funding sources such as conservation futures and explore new funding sources, such as bonds, to acquire parks and open space areas.
- Combine recreational amenities, such as trails, with critical areas and open space, where there is an adequate buffer from wetlands and topography suitable for the development of safe public recreational facilities.

3.3.1.13. Water Supply

3.3.1.13.1. Water Supply - Existing Conditions

Water facilities, such as water mains and pump stations, provide for the safe and efficient delivery of water to the community. The Liberty Lake Sewer and Water District & Consolidated Irrigation currently provide the public water services with the City of Liberty Lake. The existing water supply level of service standard is to provide reliable water service for domestic use, fire flow protection and emergencies. All future development must demonstrate that there is adequate water for the proposed use and that fire flow requirements can be met. Water level of service standards differ depending on the type of use and its location

The City relies on groundwater from the Rathdrum/Spokane Aquifer System for its water needs. The aquifer also serves several neighboring communities. The pumping capacity is determined partly by groundwater rights. The City's future water needs will be met through continued use of groundwater resources. The water purveyors will need to continue to ensure there is an adequate supply of water for current and anticipated demand, without adversely impacting water quality or artificially over-allocating resources to single customers or groups of customers. On the capacity side, the water purveyors should continue to develop strategies to ensure there is adequate water capacity to serve anticipated levels of development. Future funding sources for improvements will continue to be connection fees, ratepayers, and property tax.

Current capacity and facility information is not available through either water purveyor as each are in the process of updating their water system plans which include inventories and anticipated capital projects.

3.3.1.13.2. Water Supply - Impacts

While the growth alternatives discussed in this EIS are based on the same 20-year population projection, each alternative distributes the growth (primarily the residential growth) in different ways. The alternatives differ in the amount of land required for urban growth and the intensity with which that land is developed in terms of residential densities, allowable building height, and size and floor area of commercial and industrial structures.

Population growth is expected to create additional water demand for residential, commercial, and industrial uses under each of the alternatives. Increased demand due to population growth will require additional infrastructure, such as storage tanks, water mains and pump stations, but the impacts vary by geographic area.

Alternative 1 - No Action

Under this alternative, infill growth would occur within existing City limits and UGA boundaries at existing zoning and increased densities. Generally, the No Action Alternative would be expected to:

- Continuation of urban residential development at increased densities in the City. The net effect of this development pattern would create a shortage of land for urban residential development resulting in increased housing costs and pushing development impacts into the rural areas of the county.
- Increase efficiency and cost-effectiveness of public water supply infrastructure;
- Require extension of water supply infrastructure improvements and maintenance of new, extensive water supply infrastructure; and
- Require water districts to assess the demand for water from the supply system, estimate system improvements, and upgrade distribution system to meet the need.
- Increase the proliferation of individual wells as primarily source of water for low-density development.

Alternatives 2-7 - Adjusted UGA

Under these alternatives, land inside the City would retain its existing zoning and possibly slightly higher residential densities and the UGA boundary would be adjusted sufficiently to accommodate the projected population growth. Land added to the UGA would be rezoned from rural densities to urban densities of at least 4 units per acre

These areas would become eligible for public sewer and water and annexation. Expansion of the UGA boundary under urban development conditions would be expected to have impacts similar to Alternative 1, except the increased proliferation of individual wells as primarily source of water for low-density development would be eliminated.

3.3.1.13.3. Water Supply - Mitigating Measures

- The water purveyor's water systems plans needs to be coordinated with the Liberty Lake Comprehensive Plan to ensure that the overall management of the water system is balanced and integrated properly.

- All areas that exist outside the City of Liberty Lake UGA, including public water districts and community water associations, need to be evaluated for any detrimental effects they may have on the drinking water system as a whole.
- A water conservation program including distribution of water saving devices along with public education will help to limit water waste.
- An analysis of water rights is necessary to determine if the supply meets the projected growth.

3.3.1.14. STORMWATER – EXISTING CONDITIONS

Surface water management deals with the detention/ retention and movement of water on the surface of the ground, typically associated with stormwater. The control of storm water is essential to preventing property damage due to flooding and to prevent the degradation of water quality. To this end, the developments within the City have historically committed substantial resources to providing adequate stormwater management facilities. The City's existing minimum LOS standard for surface water drainage requires that all private or public on-site or off-site storage, conveyance and treatment facilities result in no degradation to downstream water quality and quantity below established standards.

The City of Liberty Lake's stormwater runoff flows to a combination of public and private facilities. In undeveloped areas, most runoff is conveyed through roadside ditches. In the developed areas, runoff flows down street gutters and is generally discharged into the ground through infiltration facilities such as drywells and grassy swales in public road rights-of-way or on private property. Detention ponds are used to store and slow down runoff before it is discharged to drainage ways or into an infiltration area. In areas with physical constraints such as soils or geology unsuitable for infiltration, evaporation ponds are used to store stormwater runoff until it can evaporate.

The City has initiated the review of its existing stormwater standards to determine if modifies to the standards are necessary to make them equivalent to the Eastern Washington Stormwater Manual. The Eastern Washington Stormwater standards are considered to be the accepted "Best Management Practices" for treatment of stormwater.

3.3.1.15. Stormwater – Impacts

Alternative 1 – No Action

The no action alternative would leave the zoning and growth areas as they are now and require construction of storm water and drainage facilities as development occurs within existing City limits.

Alternatives 2-7 – Adjusted UGA

Enlarging the UGA has the potential to create impact without careful planning. These alternatives would require an expansion of stormwater facilities where none currently exist. Degradation of water quality due to development requires "Best Management Practices" to mitigate. Sensitive water bodies such as Liberty Lake and Spokane River will require additional protection under any alternative.

3.3.1.16. Stormwater - Mitigating Measures

- In order to mitigate detrimental impacts, new development and redevelopment should utilize all known and reasonable technologies (AKART) to limit its effects on stormwater and the environment.
- Low Impact Development standards and technologies should be incorporated wherever possible to aid in the reduction of stormwater impacts.
- The recommendation within WRIA planning process should be implemented.
- Regulations that govern ongoing stormwater discharge from existing developed areas should be vigorously enforced to limit pollutant loading.
- To the extent that is financially possible, existing stormwater systems should be retrofitted with Best Management Practices (BMP's) that reduce pollutant loading from the existing condition.
- Developed areas known to be discharging pollutants to sensitive water bodies such as Liberty Lake and Spokane River should take immediate corrective actions to mitigate pollutant loading.

3.3.1.17. Sanitary Sewer -- Existing Conditions

3.3.1.17.1 Liberty Lake

A sanitary sewer system handles the sewage needs for the City. The City's minimum LOS standard within the City is to provide sanitary sewer service to all new development.

The LLSWD operates a 2 million gallons per day (MGD) treatment plant currently permitted for 1-MGD and is treating approximately 700,000 gallons a day. The initial Spokane County Comprehensive Wastewater Management Plan (CWMP), prepared in 1981, specified that the District's facility would be an "interim" facility, with eventual discharge to regional interceptors and treatment at the Spokane Regional Plant. The District made application to Spokane County, pursuant to RCW 36.94, for amendment of the CWMP to provide for expansion of the District's treatment facility from 1 to 2 MGD.

The LLSWD's system consists of a wastewater treatment facility, gravity and pressure lines, and pump stations. The District has 31.9 miles of sewer mains and 450 manholes. The current facility has a NPDES permit limit of 895,000 gallons per day without additional phosphorous removal. The District has upgraded the treatment plant total hydraulic capacity to 2 million gallons per day and the treatment capacity to 1 million gallons per day under existing TMDL standards. The improvements to the sewer treatment plant will provide for meeting the future requirements and the Level of Service will meet LOS standards.

3.3.1.17.2. Spokane County

Spokane participates in the Regional Treatment Facility. The Riverside Park Water Reclamation Facility (RPWRF) currently has a rated capacity of 44 MGD. The City of Spokane is working on an expansive program to increase both the capacity and the level of treatment at the plant. Additionally, other programs are underway to substantially reduce inflow and infiltration in the City's collection system.

In 1982 the City of Spokane and Spokane County entered into an Interlocal Agreement wherein the County purchased 10 million gallons per day (MGD) of capacity in the regional RPWRF. Currently, the County is utilizing approximately 7.6 MGD of that 10 MGD, including waste from the town of Millwood, which has contracted with Spokane

County to accept and dispose of wastewater flows. At this time, the County projects that its wastewater flow will reach 10 MGD by the end of 2012. (The flow projections are currently being reviewed and updated in conjunction with the work on an update to the Wastewater Facilities Plan.)

Since 2003, the dischargers, municipalities and the county has been in a protracted collaborative process with the Washington State Department of Ecology regarding water quality requirements in the Spokane River specifically related to the Dissolved Oxygen Total Maximum Daily Load (TMDL). Recently, a Foundational Concepts document for the TMDL has been prepared and is in the process of being approved. The execution of an agreement with Ecology around this document will allow a new regional treatment plant to be build and increased discharge to occur locally.

Initially, the plant will be constructed to a capacity of 8 mgd. It is projected that this capacity will last until approximately year 2030. The new plant is being planned for expansion increments of 4 mgd, and the plant is expandable up to approximately 20 mgd.

It is anticipated that the plant can handle up to 50 years of future growth. An estimate of the cost for wastewater treatment has been provided for this Capital Facilities Plan based on escalation of previous estimates provided in the 2002 Wastewater Facilities Plan Amendment. An update to that plan is underway to address additional treatment requirements necessary to meet the TMDL, and will be completed by early 2007, at which time more accurate cost estimates will be available.

To achieve TMDL compliance a Foundational Concepts document was crafted identifying a number of requirements, as described below.

In order for the Spokane River to meet state water quality standards, it is anticipated that reduction of Non-Point Sources (NPS) of phosphorus into the river will need to occur. Subsequently, it is anticipated that a more regional revenue source will be developed on a watershed basis. In addition the Foundational Concepts document calls for implementation of in-home water conservation program.

Additionally, municipal wastewater agencies that discharge into the Spokane River to produce Class A effluent that is suitable for reclamation, and to evaluate the feasibility of implementing effluent reuse opportunities, such as urban irrigation, industrial reuse, aquifer recharge, and wetlands restoration.

3.3.1.18. Sanitary Sewer -- Impacts

While the growth alternatives discussed in this EIS are based on the same 20-year population projection, each alternative distributes the growth (primarily the residential growth) in different ways. The alternatives differ in the amount of land required for urban growth and the intensity with which that land is developed in terms of residential densities, minimum lot sizes, allowable building height, and size and floor area of commercial and industrial structures.

Population growth is expected to create additional demand for sanitary sewer infrastructure under all alternatives, but the impacts vary by geographic area and are different for each alternative.

This DEIS anticipates that all alternatives will have the following general impacts on sanitary sewer infrastructure for City of Liberty Lake, and the UGA:

Alternative 1 - No Action

Under this alternative, infill growth would occur within existing City limits and UGA boundaries at existing zoning and increased densities. Generally, the No Action Alternative would be expected to:

- Continue residential development at increased urban densities. The net effect of this development pattern would create a shortage of land for urban residential development resulting in increased housing costs and pushing development impacts into surrounding rural areas of the county.
- Increase efficiency and cost-effectiveness of public sewer infrastructure;
- Require extension of sewer infrastructure;
- Require maintenance of new and existing sewer infrastructure;
- Require sewer treatment providers to assess the demand for sewage treatment and to treat sewage to meet the need;
- Increase the proliferation of on-site septic systems as primarily source of wastewater treatment for low-density development.
- Increase the risk of surface and groundwater contamination due to individual septic system malfunction and failure in areas

Alternatives 2-7 - Adjusted UGA

Under these alternatives, land inside the City and existing UGA would retain its existing zoning and possibly slightly higher residential densities and the UGA boundary would be adjusted sufficiently to accommodate the projected population growth. Land added to the UGA would be rezoned from rural densities to urban densities of not less than 4 units per acre and would become eligible for public sewer and water and annexation. Expansion of the UGA boundary at existing residential densities and under existing development conditions would be expected to have impacts similar to Alternative 1, except for:

- A decrease in the proliferation of on-site septic systems as the primarily source of wastewater treatment for low-density development because connection to a central system would be required prior to development.
- A decreased risk of surface and groundwater contamination due to individual septic system malfunction and failure because connection to a central system would be required prior to development.

3.3.1.19. Sanitary Sewer – Mitigating Measures

- Currently the regional system is implementing an infiltration/inflow abatement program for management of the wastewater collection system. The transmission and treatment capacity of the sewer system is greatly impacted by positively removing areas of infiltration/inflow. This will reduce the need for future capital improvements and limit the costs associated with maintenance and operation.
- Specific planning needs to occur when areas are under consideration for annexation or expansion of the boundaries of the service areas. Zoning and development must follow a comprehensive plan to ensure that no unnecessary improvements are required due to loss of available sanitary sewer system capacity.

3.3.1.20. Solid Waste - Existing Conditions

3.3.1.20.1. Curbside Garbage Collection

All homes, businesses, and public facilities within the planning area generate municipal solid waste (household trash or garbage). The Waste Management (WM) Inc under contract with the City collects municipal solid waste from residential customers within the City of Liberty Lake. WM is certified by the Washington State Utilities and Transportation Commission and has the exclusive right to collect garbage within the City. WM collects and processes solid waste from the City "drop boxes" and loads and transports this solid waste via truck to the Regional Waste to Energy Plant.

3.3.1.20.2. Curbside Recycling Collection

Curbside recycling collection is available on a weekly basis on the same day of the week as garbage collection. Recyclable materials are used to produce glass, steel, and aluminum (35 % by weight (bw)), paper (31% bw), newspaper (22% bw), and cardboard (12 % bw). The remainder is burned, which generates power.

3.3.1.21. Solid Waste -- Impacts

Solid waste normally contains fairly harmless parts (such as food scraps and paper). It can also contain dangerous chemicals such as pesticides, cleaning chemicals, and paints. The availability of such toxins will increase, as they become part of various industrial and retail products. An excellent example of this is the easy availability of pesticides and herbicides. Over 10,000 new chemicals are brought into the market every year. Few are tested for their toxicity or durability in the environment.

Although the percent of solid waste recycled is increasing, so is the amount of solid waste generated per person and the population. As a result, the total amount of solid waste generated throughout the country is increasing. Unless the percent of solid waste recycled increases or the amount of solid waste per person decreases, the total solid waste produced by citizens of the city will increase. As solid waste generation increases, the resultant air, water, and land pollution will also increase.

As all alternatives assume the same population growth projections, the total amount of solid waste generated will be similar. In general solid waste, recycling, and yard waste pickup can be done more economically under alternatives that limit the geographic extent of urban development.

Alternative 1 – No Action

Under this alternative, growth would occur within existing City limits and UGA boundaries at existing zoning and increased residential densities with no adjustment to the UGA boundary. Generally, this alternative would be expected to:

- Exhaust the available urban residential land supply without accommodating the population growth projected for the 20-year planning period;
- Push projected residential development into rural areas;
- Create a low-density development around the existing City limits and UGA; and
- Create increased traffic congestion, increased travel time, increased expense, and decreased efficiency for solid waste, recycling, and yard waste pickup and hauling companies.

Alternative 2-7 – Adjusted UGA

Under these alternative, land inside the City and existing UGA would retain its existing zoning and possibly slightly higher residential densities and the UGA boundary would be expanded as much as necessary to accommodate the projected population growth at existing residential densities. Wherever the UGA boundary is expanded, land will be rezoned from rural densities to urban densities and will become eligible for annexation to the City. Similar to Alternative 1, expansion of the UGA boundary at existing residential densities would be expected to:

- Create urban density development around the existing City limits; and
- Generate additional vehicle trips and create increased traffic congestion, increased travel time, increased expense, and decreased efficiency for solid waste collection, recycling, and yard waste pickup and hauling.

3.3.1.22. Solid Waste -- Mitigating Measures

- Continue to seek alternative and environmentally safe ways to dispose of refuse.
- Coordinate refuse plans with the City of Liberty Lake's population projections and land use plans.
- Encourage the current public service agencies to continue to pick up re-usable clothing.
- Expand these operations to include all reusable substances by offering free solid waste disposal of any reusable substance
- Continue educational programs that encourage waste reduction, proper disposal of hazardous waste, recycling, and other programs that promote alternative ways to dispose of solid waste.
- Encourage the 3-R (reduce/reuse/recycle) and "Third Arrow" philosophies, where a product is not purchased if not needed, reused or purchased second hand, recycled only when their lifetime is over, and recycled products are purchased.

Solid Waste -- Unavoidable Adverse Impacts

- The amount of solid waste generated by the citizens of Liberty Lake will increase.
- Appropriate locations to safely dispose of this waste will decrease
- Household waste that becomes contaminated by hazardous materials will produce either additional air toxins if such waste is burned, or contamination to ground water if it is put into landfills.

3.3.1.23. Electricity and Natural Gas Services - Existing Conditions

Electricity Service

Avista Power transmits electricity into Liberty Lake. All residents and employees in the area depend on a steady flow of electricity for light, heat, and the operation of machinery, which makes the use of modern technological conveniences possible.

Natural Gas

Avista Gas distributes Natural Gas in Liberty Lake. Natural gas is a fuel provided to homes and businesses through underground piping. It is a colorless, odorless,

flammable, and lighter than air gas. Gas is odorized to make gas leaks more perceptible. Most natural gas in Liberty Lake area is used for space and hot water heating. Natural gas is a key alternative for achieving electric power conservation goals.

3.3.1.24. Electricity and Natural Gas Services - Impacts

Electricity Service

As the region grows, demand for electricity will increase. The electrical transmission system can now carry only a certain amount of electricity (This is called "capacity"). When demand exceeds existing capacity, additional capacity must be added or the system begins to fail. Brown-outs and black-outs are symptoms of system failure. Additional capacity is provided by new lines and substations to serve growth areas and by the reconstruction of existing lines. Such facilities can only be placed in specific areas (near population centers, on the shortest route possible between high voltage lines and demand, and on rights of way and easements). Most of these areas are near existing residences. Discovering areas which meet the needs of facilities and which are not close to residences will become more difficult as density increases.

As the need for power increases, new transmission lines will be constructed. The Infill and No Action alternatives will have shorter line length but may require larger structures to carry more power. The Adjusted UGA will have longer line lengths but may require smaller structures. These lines could have a potentially negative impact on views.

Natural Gas

Natural gas produces carbon dioxide as it burns. This is a fairly harmless gas, but does contribute to global warming. Natural Gas used for heating produces less carbon dioxide than coal and oil burned to create electricity to use for heating.

As demand for natural gas increases, some increase in the size of natural gas pipelines may be needed. Aged or damaged pipelines may cause natural gas to leak out of the lines and into the environment, increasing the potential for accidents to occur.

The demand for electricity and natural gas utilities and services is expected to increase under all alternatives.

Alternative 1 – No Action

Under this alternative urban growth would occur within existing City limits at existing zoning and increased residential densities.

Generally, the no action alternative would be expected to:

- Push development and population growth into the rural areas;
- Create low-density development around the existing City limits; and
- Require new additional electricity and gas infrastructure facilities to serve new development

Alternative 2-7 – Adjusted UGA

Under these alternatives land inside the City and existing UGA would retain its existing zoning and possibly slightly higher residential densities and the UGA boundary would be expanded as much as necessary to accommodate the projected population growth at urban residential densities. Wherever the UGA boundary is expanded, land will be rezoned from rural densities to urban densities and will become eligible for annexation to

the City. Similar to Alternative 1, expansion of the UGA boundary at existing residential densities would generally be expected to:

- Require new additional electricity and gas infrastructure facilities to serve the new development

3.3.1.25. Electricity and Natural Gas Services - Mitigating Measures

- The City should continue to review, in residential zones, the construction of new electrical facilities (transmission lines and substations) for local impacts.
- Construction of electrical facilities near schools should not be allowed unless no significant EMF impact can be shown; and Avista should coordinate electric and gas demand planning with City and County Planning Departments and Comprehensive Plan documents.

3.4 LAND USE; POPULATION, HOUSING AND EMPLOYMENT GROWTH FORECASTS; AND LAND SUPPLY ANALYSIS

3.4.1. Existing Conditions

3.4.1.1. Land Use

Upon incorporation on August 31, 2001, the City of Liberty Lake adopted the Spokane County Comprehensive Plan as the Interim City Comprehensive Plan. Since September 2003, land use in the City of Liberty Lake has been guided by the 2003 - 2022 Adopted City of Liberty Lake Comprehensive Plan. It included all the elements required under the provisions of the State Growth Management Act (GMA), as well as several optional elements. This plan contains goals and policies within sections on Land Use, Urban Design / Community Character, Transportation, Housing, Utilities, Economic Development, Parks, Recreation, & Open Space, Natural Environment, Cultural & Historical Resources, Community & Human Services, Essential Public Facilities, and Capital Facilities. At the time of the City Comprehensive Plan creation, the City explored extending the Urban Growth Area (UGA), however, the City Council chose to stay with the status quo or no action alternative. Since the City of Liberty Lake incorporated in 2001 and completed adopted a Comprehensive Plan in 2003, the City was not in the Spokane County update schedule. Spokane County is now undergoing an update of their Comprehensive Plan and the Urban Growth Area (UGA) boundary review. The City of Liberty Lake has now received an updated population allocation and must review our urban growth capabilities concurrently with the other jurisdictions within Spokane County. The many issues associated with population growth in general is the central reason for creating this document. Spokane County's Interim Urban Growth Area (IUGA) was established in 1997 and adopted shortly after City incorporation as part of the Spokane County Comprehensive Plan. The Countywide Planning Policies were adopted in the late 1990's and updated in 2004 to give policy direction to jurisdictions within Spokane County during the mandatory update process and UGA and Joint Planning Area establishment. The County Comprehensive plan contains general goals and policies applicable to all urban growth areas. Although under the jurisdiction of Spokane County, the manner and scale of growth in the UGA will have a tremendous impact on the future of the City of Liberty Lake. This EIS is intended to contribute important information to help the City and County update the UGA. The following section is intended to provide a basic understanding of the existing pattern of land use and development in the City and the existing Spokane County UGA surrounding the City.

3.4.1.1.1. City of Liberty Lake Land Use

Located within Spokane County, the City of Liberty Lake is generally described as the area east of the City of Spokane Valley, 3 miles west of the Idaho State Line, north of Liberty Lake and Sprague Ave., and south of the Spokane River. Liberty Lake includes approximately 3,937 Acres (6+ Square Miles). The Liberty Lake area was inhabited by Native Americans centuries before the first white settlers came to the area. In 1808, David Thompson, a fur trader, arrived in the area and was soon followed by missionaries. Native Americans still occupied Liberty Lake and surrounding areas as the white settlers began to arrive. Liberty Lake was originally named Lake Grier, but was later re-named after a Frenchman from Canada, Etienne Eduard Laliberte, who came to Liberty Lake in 1871 after changing his name to Stephen Liberty while carrying mail over the Mullan Trail to Rathdrum. Stephen Liberty and his family homesteaded on the west side of the lake. By the early 1900's, while farming was still continuing in the area, several resorts were being developed around Liberty Lake, and the Lake was quickly becoming a vacation destination for the residents of Spokane and other surrounding areas. By 1951, there were six resorts operating on Liberty Lake and four public beaches. Liberty Lake was becoming known as a suburb of Spokane and development was limited to the Lake area, south of Sprague Avenue. The Liberty Lake Golf Course, the first of the three golf courses in Liberty Lake, was constructed on the northeast corner of Sprague Avenue and Molter Road in 1959. By the 1960's, many of the original attractions around the Lake were gone. Spokane County bought and created the almost 3000 acre Spokane County Regional Park in 1966. By the 1970's, more resorts had closed and the areas were converted into housing developments. In 1991, the last resort on the Lake at Sandy Beach closed. However, the 1970's and 1980's brought a surge in recreational, residential, and commercial / industrial activity north of Sprague Avenue that would eventually be encompassed within the City of Liberty Lake. By the time the City of Liberty Lake incorporated on August 31, 2001, the area within the City limits contained a mix of housing, commercial, and industrial development. Land use within the City is governed by the City Development Code adopted in December 2005. The City land use categories and acreages are shown in the table 3.4 below.

Zones	Approximate Acreage	Approximate Percentage of City Area	Approximate Vacant Buildable Land
R-1 (SINGLE FAMILY RESIDENTIAL) ZONE	1527.55	38.8 %	140 Acres Unplatted
R-2 (MIXED RESIDENTIAL) ZONE	104.65	2.7 %	82 Acres Unplatted
R-3 (MULTI-FAMILY RESIDENTIAL) ZONE	41.77	1.1 %	2.5 Acres Undeveloped
M-1 (NEIGHBORHOOD CENTER MIXED USE) ZONE	8.70	.02 %	1.3 Acres Undeveloped
M-2 (COMMUNITY CENTER MIXED USE) ZONE	478.90	12.2 %	408 Acres Undeveloped
M-3 (CENTRAL BUSINESS DISTRICT MIXED USE) ZONE	83.35	2.1 %	16 Acres Undeveloped
C-1 (COMMUNITY COMMERCIAL) ZONE	100.06	2.5 %	83 Acres Undeveloped

C-2 (FREEWAY COMMERCIAL ZONE)	360.54	9.2 %	179 Acres Undeveloped
I (LIGHT INDUSTRIAL) ZONE	320.24	8.1 %	90 Acres Undeveloped
P (PUBLIC / SEMI-PUBLIC INSTITUTIONAL) ZONE	90.35	2.3 %	8 Acres Undeveloped
O (OPEN SPACE / RECREATION) ZONE	535.89	13.6 %	
AESTHETIC CORRIDORS / BOULEVARDS	285.00	7.2 %	
	3937 Acres		

TABLE 3.4

The City Development Code contains the Zoning and the Subdivision Ordinances, Design & Development Regulations, as well as the Environmental Ordinance which control land development in Liberty Lake.

Residential Development

Residential development is the dominant land use in the City in terms of total acreage. Approximately 43% of the total land area is zoned for residential development. The number of dwelling units / lots per neighborhood as of August 1, 2006 is summarized in Table 3.2, below. The density calculation is based on total lots / buildable acres, however the amount of right of way area was not available to give an exact net density calculation.

TABLE 3.5

Plat File #	Developed Plats	Total Lots	Vacant Lots	Current Zoning	Total Acres	Open / Common Acres	Buildable Acres	Density
P-0447-58	Liberty Lake Heights Addition	94	1	R-1	52	0	52	1.8
P-1135-77	Liberty Lake Heights 1st Add.	28	0	R-1	8.6	0	8.6	3.3
P-1227B-78	Homestead Addition	96	0	R-1	34.03	0	34.03	2.8
P-1227I-78	Homestead 7th Addition	4	0	R-1	1.12	0	1.12	3.6
P-1227J-78	Homestead The Gardens	27	0	R-1	11.06	0.68	10.38	2.6
P-1227K-78	Homestead The Cottages 1st Add.	57	0	R-1	16.81	0.24	16.57	3.4
P-	Homestead	24	0	R-1	6.47	0.41	6.06	4.0

1227L-78	The Cottages 2nd Add.							
P-1227M-78	Homestead The Gardens 1st Add.	65	0	R-1	22.064	0.68	21.384	3.0
P-1227N-78	Homestead Cottages Duplexes	40	0	R-2	7.34	0.2	7.14	5.6
P-1227O-78	Homestead The Cottages 3rd Add. (Houses)	45	0	R-1	58.53	3.45	55.08	N/A
P-1227Q-78	Homestead Gardens Ridge	81	0	R-1	19	6.36	12.64	6.4
P-1227R-78	Homestead The Gardens 2nd Add.	122	0	R-1	36.72	2.32	34.4	3.5
P-1392-80	Homestead Townhouses	51	0	R-3	7.25	0.16	7.09	7.2
P-1552-87	Meadowwood Vistas 1st Add.	23	0	R-1	8.15	0	8.15	2.8
P-1552A-87	Meadowwood Village Phase 1	24	0	R-2	5.71	0.76	4.95	4.8
P-1552B-87	Meadowwood Estates Phase 1	22	0	R-1	10.91	2.02	8.89	2.5
P-1552C-87	Meadowwood Vistas 2nd Add.	12	0	R-1	4.92	0	4.92	2.4
P-1552D-87	Meadowwood Vistas 3rd Add.	36	0	R-1	15	0	15	2.4
P-1552E-87	Meadowwood Village Phase 2	38	0	R-2	9.45	2.48	6.97	5.5
P-1552F-87	Meadowwood The Meadows	54	0	R-1	16.03	1.84	14.19	3.8
P-1552G-87	Meadowwood Estates Phase 2	12	0	R-1	4.11	0.53	3.58	3.4
P-1552H-87	Meadowwood The Meadows 1st Add.	127	0	R-1	34.45	2.28	32.17	3.9
P-	Meadowwood	22	0	R-1	9.77	2	7.77	2.8

1552J-87	The Greens (Grayhawk)							
P-1552K-87	Meadowwood Glen	38	0	R-1	13.1	3.59	9.51	4.0
P-1552L-87	Meadowwood Vistas 4th Add. (Liberty Landing)	98	0	R-1	27.92	1.35	26.57	3.7
P-1552M-87	Meadowwood The Meadows 2nd Add.	75	0	R-1	17.73	0.8	16.93	4.4
P-1552N-87	Meadowwood Glen 1st Add.	27	0	R-1	7.62	1.89	5.73	4.7
P-1552O-87	Woodbrook at Meadowwood	18	0	R-1	5.6	1.84	3.76	4.8
P-1552P-87	Meadowwood Glen 2nd Add.	35	0	R-1	11.33	1.5	9.83	3.6
P-1552Q-87	Estates at Meadowwood	77	14	R-1	27.54	9.6	17.94	4.3
P-1806-96	Liberty Lake Heights 2nd Add.	35	0	R-1	9.86	0	9.86	3.5
P-1816-96	Ridgeview Estates (Lakeridge)	17	1	R-1	6.2	1.3	4.9	3.5
P-1552R-87	Meadowwood The Meadows 3rd Add.	56	0	R-1	17.34	1.21	16.13	3.5
P-1878-00	River Crossing Addition	51	0	R-1	13.00	0	13.00	4.0
P-1292-79	Cronk Addition (Mobile Homes)	15	0	R-1	4.00	Approx. 0	4.00	3.8
P-1293-79	Greenacres Estates (Mobile Homes)	53	0	R-1	10.00	Approx. 0	10.00	5.3
SP-84-345	SP-84-345 (1 Mobile Home + 1 House)	2	0	R-1	1.06	0	1.06	1.9
P-1183-	Mission Villa (Mobile	67	0	R-2	14.00	Approx.	14.00	4.8

78	Homes)					0		
SP-94-1006	SP-94-1006 (Mobile Homes)	7	0	R-2	3.93	0	3.93	1.8
	Developed Total	1775	16		589.72	49.49	540.23	
Plat File #	Partially Developed Plats (Preliminary Plat Est.)	Total Lots	Vacant Lots	Current Zoning	Total Acres	Open / Common Acres	Buildable Acres	Density
P-1748-94	Legacy Ridge (formerly The Highlands)	524	474	R-1	581.13	238.94	342.19	1.5
P-03-0001	Rocky Hill	504	434	R-1	152.97	27.52	125.45	4.0
P-1914-02	River Crossing PUD	487	429	R-1	144.03	22.72	121.31	4.0
	Partially Developed Total	1515	1337		878.13	289.18	588.95	
Plat File #	Undeveloped Plats (Preliminary Plat Est.)	Total Lots	Vacant Lots	Current Zoning	Total Acres	Open / Common Acres	Buildable Acres	Density
P-1552I-87	Meadowwood Tract F (Vintage Condos)	16	16	R-1	5.2	0	5.2	3.1
P-1886-01	Bella Lago	47	47	R-1	44.8	2.8	42	1.2
P-1821-96	Grande Vista Estates	0	0	N/A	N/A	5	N/A	N/A
	Undeveloped Total	63	63		50	7.8	47.2	
Plat File #	Individual Existing Residential Parcels	Total Lots	Vacant Lots	Current Zoning	Total Acres	Open / Common Acres	Buildable Acres	Density
N/A	Parcel 55084.9017 (Vacant)	1	1	R-1	4.85	0	4.85	N/A
N/A	Parcel 55084.9016 (House)	1	0	R-1	4.85	0	4.85	N/A

Single Family Residential Grand Total - 8/1/06	3355	1417		1527.6	346.5	1186.1	4.02 Avg.
---	-------------	-------------	--	---------------	--------------	---------------	------------------

The average density for single family homes in Liberty Lake is 4.02, however, this density does not reflect a true net density with right-of-way removed. The actual density for single family homes within Liberty Lake would likely be closer to 5 dwelling units per acre net density. When Liberty Lake's multi-family dwelling units are added to the average single family density of 4.02, the City's average existing density calculates out to 4.58.

Existing Multi-Family Units	Total # of Units	Vacant Units	Current Zoning	Total Acres	Open / Common Acres	Buildable Acres
Big Trout Lodge	521	30	R-3	Within Developed Res. Plats		
Country Vista Apartments	192	57	M-2	10.69	46% Lot Coverage	
Multi-Family Residential Total - 8/1/06	713	87		10.69		
Existing Specialty Housing (Senior Units)	Total # of Units	Vacant Units	Current Zoning	Total Acres	Open / Common Acres	Buildable Acres
Guardian Angel Homes Assisted Living	60	4	R-3	2.87		
Guardian Angel Homes Retirement Apartments	8	0	R-3			
Specialty Residential Total - 8/1/06	68	4		2.87		

TABLE 3.6

Residential Market Profile					
Average Home Sales Price	2006 Market Figure (6/30/06)	2005 Market Figure (6/30/05)	2004 Market Figure (6/30/04)	2000 US Census Figure	
	\$325,926	\$278,491	\$223,169	\$180,287	
Residential Market Activity *	Median Sales Price	Average Sales Price	Lowest Sales Price	Highest Sales Price	Average Days on Market
1/1/04 - 6/30/04	\$199,900	\$223,169	\$95,000	\$609,000	39
1/1/05 - 6/30/05	\$234,990	\$278,491	\$60,500	\$900,000	29
1/1/06 - 6/30/06	\$267,500	\$325,926	\$14,000	\$962,650	39
Sales by price range	\$0 - \$159,999	\$160,000 - \$199,999	\$200,000 - \$249,999	\$250,000 - \$299,999	\$300,000 +

1/1/04 - 6/30/04		22 %	28 %	13 %	27 %	10 %
1/1/05 - 6/30/05		9 %	17 %	35 %	14 %	26 %
Sales by price range	\$0 - \$119,999	\$120,000 - \$159,999	\$160,000 - \$199,999	\$200,000 - \$249,999	\$250,000 - \$299,999	\$300,000 +
1/1/05 - 6/30/05	2 %	7 %	17 %	34 %	14 %	26 %
1/1/06 - 6/30/06	2 %	6 %	1 %	26 %	29 %	36 %
Sales by home size		Total Sold	# of Bedrooms	# Sold	Average Price	Average Days on Market
1/1/04 - 6/30/04		113 Homes	2 or less	14	\$202,752	51
			3	47	\$190,533	31
			4	33	\$253,010	46
			5 or more	19	\$267,114	40
1/1/05 - 6/30/05		101 Homes	2 or less	17	\$200,126	
			3	42	\$248,294	
			4	34	\$317,327	
			5 or more	8	\$438,499	
1/1/06 - 6/30/06		82 Homes	2 or less	12	\$179,673	
			3	30	\$305,793	
			4	26	\$353,174	
			5 or more	14	\$443,822	
* Data for entire Liberty Lake Community obtained from John Orr's RE Report 7/2/04, 7/11/05, & 7/13/06, may not contain FSBO.						

Mixed Use, Commercial, and Light Industrial Land Uses

Approximately 20% of the total City acreage is zoned for commercial and industrial development and approximately 14% of the City is zoned for mixed use development. All three existing zoning categories allow a mix of commercial and light industrial uses, however mixed use areas also allow residential uses. Currently the Country Vista Apartments (identified in the table above) is the only residential use in a mixed use zone, however in the near future additional residential uses are anticipated. In 2006, the City had over 100,000 square feet of office space, almost 500,000 square feet of restaurant, retail, or service space, and over 2,000,000 square feet of light industrial or manufacturing space.

Public, Semi-Public, Institutional and Open Space / Recreation Land Uses

Over 90 acres or 2% of the City is zoned for public, semi-public, and institutional land uses, of which only 8 acres remains undeveloped. Public, semi-public, & institutional zoning is used for schools, our sewer treatment plant, fire station, and other municipal or public type uses; however many of the municipal facilities are allowed in and currently located in one of the mixed use zones and the Liberty Lake City Hall is located in an R-3 (multi-family residential) zone. Over 500 acres or 13% of the City is zoned for open space/ recreation uses. Open space/ recreation zoning is used for a range of public uses, including parks, recreational facilities, trails, open space, and associated uses.

3.4.1.1.2. Urban Growth Area Land Use

The Spokane County UGA was first established in 1997. The County identified and designated the area as appropriate for urban levels of development at that time. Spokane County placed urban designations on land in the UGA and urban levels of development began to occur. There are only two existing Spokane County Urban Growth Areas (UGAs) abutting the City of Liberty Lake. One area is southwest of the City limits and also abuts the City of Spokane Valley. This area is developed and primarily used for single family residential uses on .25 to 1 acre lots with little opportunity for infill. The residential uses comprise approximately 200 acres of the area. The remainder of the area is used for a gun range that comprises approximately 89 acres that would not be suitable for urban development with the existing use and adjacent vacant parcels that comprise approximately 24 acres. The other area is south of the City limits, approximately 15 acres in size, and contains a condominium development.

3.4.1.2. Population

The Washington State Growth Management Act requires cities and counties to adopt comprehensive plans and set urban growth area boundaries to accommodate the projected population. Countywide population growth projections must be within the range provided by the State Office of Financial Management (OFM). Growth forecasts help communities to plan for land use, transportation, environmental protection, neighborhood character, school capacity, parks and open space, police, fire and emergency services and affordable housing to meet the needs of the projected population.

3.4.1.2.1. City of Liberty Lake Population Forecast/ Allocation, 2006 – 2026

On May 23, 2006, the 20-Year Population Allocation for 2006-2026, was adopted by the Board of County Commissioners through Resolution Number: 6-0438. Between 2006 and 2026, Spokane County must plan for an additional 197,639 people. Liberty Lake's portion of the population allocation is an additional 15,586 people for a total population of 22,511 over the next 20 years. The City's growth rate was calculated at 6.7% and the City would assume 3% of the County's population allocation, however historically, Liberty Lake's growth has represented over 10% of the County's total population growth. This has been a consistent trend for over a decade. Under the current zoning and development regulations, 15,861 people can be accommodated within the existing Liberty Lake city limits. The City's 2006 OFM population is 5,805, however the actual population is likely closer to 7,000 based on the August 2006 residential inventory. The following Table 3.4 represents the population allocations for Spokane County and the municipalities within it.

TABLE 3.7

2006-2026 OFM MEDIUM FORECAST + 12.5% VARIANCE

County	STEERING COMMITTEE Recommended Allocation	% OF TOTAL ALLOCATION	OFM MEDIUM FORECAST	Plus 12.5% Variance	TOTAL -MED. FORECAST 12.5% VARIANCE	2006 est POPULATION	Annual Rate Of Growth	2006-2026 ADD'L ALLOCATION
Municipality	668,671		568,142.00	71,018	639,160	441,521	1.87%	197,639
Spokane	197713	30%	167,989	20,999	188,987	122,914	2.17%	66,073
Unincorporated								
Airway Heights	10730	2%	9,117	1,140	10,256	5,190	3.46%	5,066
Cheney	14028	2%	11,919	1,490	13,409	10,120	1.42%	3,289
Deer Park	6150	1%	5,225	653	5,879	3,400	2.78%	2,479
Fairfield	850	0%	722	90	812	600	1.53%	212
Latah	309	0%	263	33	295	214	1.63%	82
Liberty Lake	22511	3%	19,127	2,391	21,517	5,931	6.66%	15,586
Medical Lake	5426	1%	4,610	576	5,187	4,388	0.84%	798
Millwood	1831	0%	1,556	194	1,750	1,659	0.27%	91
Rockford	761	0%	647	81	727	488	2.01%	239
Spangle	645	0%	548	69	617	295	3.75%	322
Spokane	283171	42%	240,599	30,075	270,673	200,439	1.51%	70,235
Spokane Valley	124368	19%	105,670	13,209	118,879	85,754	1.65%	33,125
Waverly	178	0%	151	19	170	129	1.39%	41

3.4.1.3. Employment Projections 2006 – 2026

Economic growth has remained steady over the past few years and this trend is expected to continue. The number of businesses has continued to rise yearly; while the number of people employed in the City and the number of building permits issued has slightly varied. Between July 2003 and October 2006, the number of businesses in the City increased yearly for a total increase of over 35%. Between July 2003 and October 2006 the number of people employed in the City rose 18% overall, but 2004 and 2005 were slightly lower than 2003. Between 2003 and 2005 residential building permits and valuations continued to rise, while the commercial, industrial, and public permits decreased slightly, but the valuations varied drastically. Through the end of October 2006, 70 single family residential permits and 18 commercial, industrial, or public permits have been issued. By the end of 2006, single family residential permits issued will likely be slightly lower than 2005, but the commercial, industrial, and public permits will be equal to or greater than the number issued in 2005. As the number of businesses and people employed within the City rises, the need for additional housing units to accommodate employees will likely increase. The following table 3.4 represents these trends.

TABLE 3.8

New Construction*	2005 Permits	2005 Valuation	2004 Permits	2004 Valuation	2003 Permits	2003 Valuation
Single Family Residential **	113	\$19,615,268	87	\$12,248,546	88	\$10,856,700
Specialty Housing ***	0	N/A	0	N/A	0	0
Rental Apartments	0	N/A	1 (192 unit complex)	\$12,869,528	0	0
Commercial / Industrial / Public ****	19	\$12,352,653	23	\$43,469,171	24	\$1,033,019
* Number of building permits issued and approximate total valuation for entire year.						
** Townhouse condos are counted as single family homes.						
*** Includes independent senior, assisted living, nursing home, convalescent home, & Alzheimer's facilities.						
**** Includes tenant improvements.						
Businesses in Liberty Lake *		October 2006	July 2005	July 2004	July 2003	
# of businesses in the City		258	196	193	190	
# of people employed in the City		5499	4383	4376	4670	
Largest employers by category in the City (300 or more employees)		October 2006	July 2005	July 2004	July 2003	
Manufacturing / R&D		2667	1536 +	1500 +	1525 +/-	
Insurance		621	329 +	320 +	325 +/-	

Medical / Dental	460		418 +		430 +	420 +/-
Retail & Grocery	450		401 +		470 +	450 +/-
Service	392		354 +		350 +	325 +/-
Businesses - Number & Percentage of Total	October 2006		July 2005		July 2004	July 2003
<i>Specific business categories</i>	#	%	#	%	%	%
Communications	1	0.5	1	0.5	1.0	1.0
Construction	14	5.5	11	5.5	5.0	4.5
Financial	12	4.5	10	5.0	5.0	6.0
Hotel / Motel	2	0.5	2	1.0	1.0	1.0
Insurance	7	2.5	4	2.0	2.0	3.0
Manufacturing / R&D	19	7.5	16	8.0	8.0	9.0
Medical / Dental	19	7.5	18	9.0	9.0	9.0
Professional	35	13.5	27	14.0	14.0	12.0
Publishing	1	0.5	1	0.5	1.0	1.0
Real Estate & Development	6	2.5	6	3.0	2.5	2.0
Recreation / Fitness	5	2.0	4	2.0	2.0	1.5
Restaurant - Full Service	5	2.0	4	2.0	3.0	3.0
Restaurant - Fast Food / Deli	12	4.5	11	6.0	5.5	6.0
Retail & Grocery	51	20.0	33	17.0	16.0	14.5
Service & Sales (personal, automotive, & childcare)	62	24.0	43	22.0	22.5	24.0
Storage	2	0.5	2	1.0	1.0	1.0
Wholesale	5	2.0	3	1.5	1.5	1.5
* Figures are approximate and were obtained by polling each business and through City business license records. Non-profits not included.						
Largest Private Employers	October 2006	July 2005		July 2004	July 2003	
100 + employees	<ul style="list-style-type: none">• Accra-Fab• Agilent Technologies• Altek Machining and Molds• Home Depot• Huntwood	<ul style="list-style-type: none">• Accra-Fab• Agilent Technologies• Altek Machining and Molds• Getronics• Isothermal		<ul style="list-style-type: none">• Accra-Fab• Agilent Technologies• Altek Machining and Molds• Getronics• Isothermal	<ul style="list-style-type: none">• Agilent Technologies• Altek Machining and Molds• Isothermal Research Systems (ISR)	

	<ul style="list-style-type: none"> • Isothermal Systems Research (ISR) • Itronix Corp. • Merck-Medco • Safeco Insurance • Software Spectrum • Spokane Teacher's Credit Union (STCU) • Telect 	Systems Research (ISR) <ul style="list-style-type: none"> • Itronix Corp. • Merck-Medco • Safeco Insurance • Software Spectrum • Telect 	Research Systems (ISR) <ul style="list-style-type: none"> • Itronix Corp. • Merck-Medco • Safeco Insurance • Software Spectrum • Telect 	<ul style="list-style-type: none"> • Itronix Corp. • Safeco Insurance • Software Spectrum • Spokane Teachers Credit Union (STCU) • Telect
--	---	--	--	--

3.4.1.4. Liberty Lake Commercial, Industrial, Public, and Mixed Use Land Supply

The Liberty Lake Planning & Community Development Department conducted a survey of the commercial, industrial, public, and mixed use zoned lands in the City in 2006. Vacant and underutilized lands (land that has the potential to add more development under current rules) were identified. The result is an estimate of the total land potentially available for commercial, industrial, public, and mixed use development (or total supply). The total land supply was then reduced to eliminate public and quasi-public lands and critical areas (erodible soils & flood hazard areas). The net developable acres may be further reduced by market factor and required infrastructure. Within the City limits, there will likely be a new middle school and a new elementary school constructed within the next 20 years which will require approximately 35 acres (7 acres for an elementary school and 28 acres for a middle school and there are approximately 40 acres of critical areas. The results of the land supply analysis are shown in Table 3.5.

TABLE 3.9

Commercial, Industrial, Public, and Mixed Use Land Supply	City Limits		Existing UGA	
	Commercial, Industrial, Public	Mixed Use	Commercial, Industrial, Public	Mixed Use
Undeveloped Acres	360	425	24	0
Public / Quasi Public Acres	- 35	0	0	0
Critical Areas	0	-40	0	0
Net Developable Acres	325	385	24	0

The net developable commercial, industrial, public, and mixed use land supply within the City of Liberty Lake is 710 acres, and the net developable supply in the Existing UGA is 24 acres. The combined net developable commercial, industrial, public, and mixed use land within the City and Existing UGA is 734 acres. Using an acreage compared to 2006 number of employees figure of 8.3 employees per acre, if the employment trend continues and 200 employees are added per year, an additional 24 acres will be utilized each year. The supply of 734 acres of undeveloped commercial, industrial, public, and mixed use land will be meet the City's needs within the next 20 years; however larger employers and types of uses in the mixed use zones could affect the projection.

3.4.1.5. Liberty Lake Commercial, Industrial, Public, and Mixed Use Land Demand

The City currently has approximately 325 acres of commercial, industrial, and public land that is available for development and 385 acres of mixed use land that is available for development. The existing UGA has 24 acres of commercial, industrial, and public land that is available for development. The existing land supply should accommodate our economic growth over the next 20 years. All three existing zoning categories allow a mix of commercial and light industrial uses, however mixed use areas also allow residential uses. Therefore for purposes of evaluating land supply, it is necessary to combine the demand forecasts for commercial, industrial, public, and mixed use lands.

3.4.1.6. Residential Land Supply

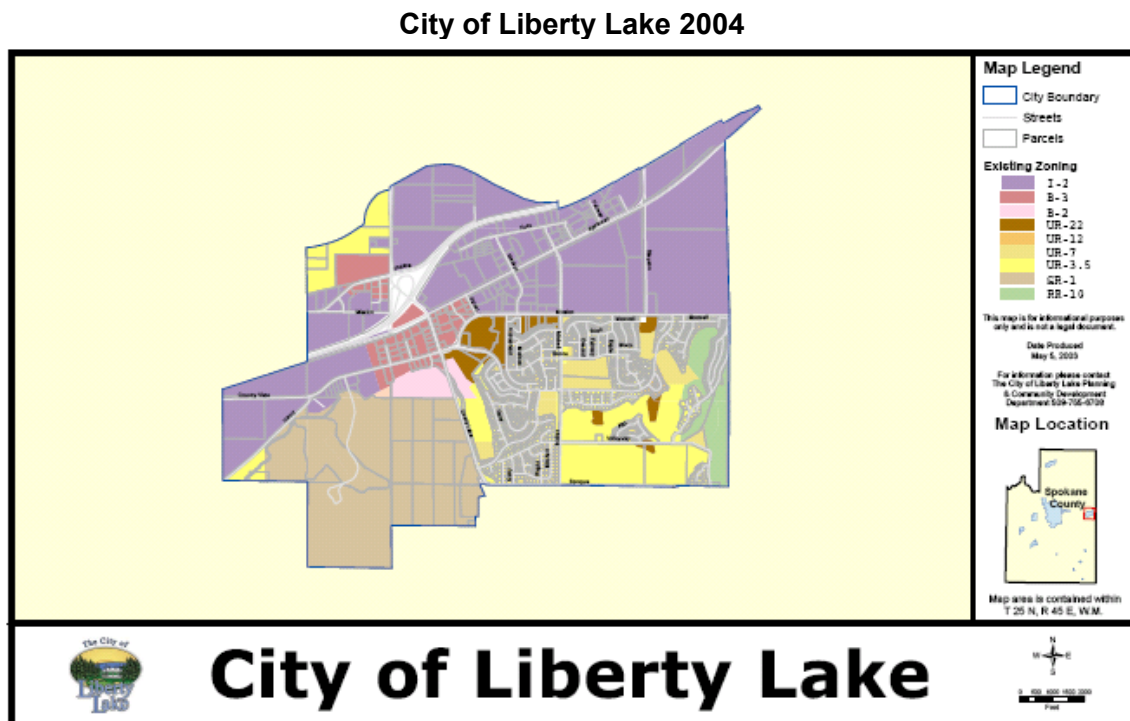
One of the key requirements of the GMA is that cities and urban growth areas must show that they have enough properly zoned, developable land area to accommodate the projected growth for a 20-year planning period. The Liberty Lake Planning & Community Development Department conducted a survey of the residentially zoned land in the City in 2006. Unplatted and vacant lands were identified and underutilized lands (land that has the potential to add more development under current rules) were investigated, however currently there is no partially-used or under-utilized residential land available within the City. The result is an estimate of the total land potentially available for residential development (or total supply). The total land supply was then reduced to eliminate critical areas (erodible soils & wetlands). The net developable acres may be further reduced by market factor and required infrastructure. Within the City limits, there are approximately 15 acres of critical areas, since the majority of our critical areas were identified as open space. The results of the land supply analysis are shown in Table 3.6.

TABLE 3.10

Residential Land Supply	City Limits	Existing UGA
Unplatted Acres	224.5	0
Critical Areas	15	N/A
Net Developable Acres	209.5	0

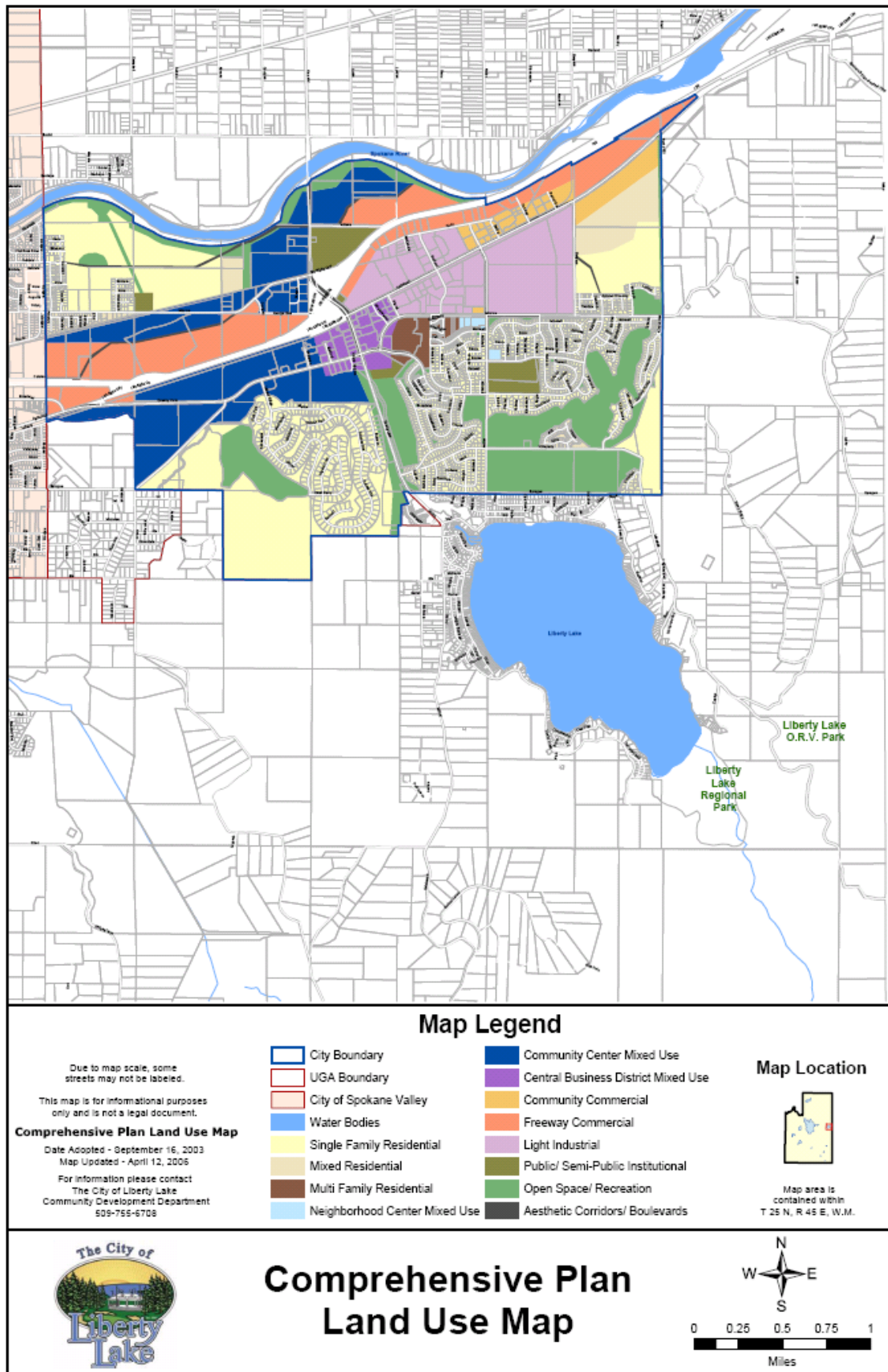
Additionally, there are 1417 vacant platted parcels for single family homes and 87 vacant multi-family units. There are also 4 available specialty housing (senior) units available as of August 2006. The net developable unplatted residential acreage within the City of Liberty Lake is 209.5 acres, and the net developable supply in the Existing UGA is 0 acres for a total available unplatted residential land supply of 209.5 acres. Based on a minimum urban density of 4 units per acre, the vacant unplatted residential land within the City will accommodate 838 units. Additional units may be accommodated on the vacant unplatted residential land and within the mixed use zones based on future development proposals with increased densities. A Liberty Lake Land Quantity Analysis and Urban Services Report for Population Allocation was completed in June of 2004 based on the Spokane County Zoning Code, the City's Interim Zoning Code which designated additional multi-family land uses and gross densities. Gross density is units or lots per acre or gross number of lots divided by gross number of acreage. Also in 2004, the Future City Annexation Area (FCAA) was not annexed into the City yet. In 2004 with the increased multi-family lands, it was calculated that within the existing City limits, 10,511 persons could be accommodated and it was also calculated that 5350

persons could be accommodated within the FCAA for a total urban buildout population of 15,861 within the existing City limits and the FCAA. In December 2005, the new City Development Code was adopted which reduced the amount of multi-family and industrial land, but increased the amount of single-family designations and added the mixed use and open space designations. The City Development Code also calculates density based on a net density. Net Density is units or lots per acre minus the right-of-way, parks, open space, and any other non-residential use which gives a more accurate density at time of development. The Future City Annexation Area (FCAA) was annexed into the City of Liberty Lake in March 2006. Since there is no way to accurately calculate the amount of residential uses that will be developed within the City's mixed use zones, the City will utilize the original 15,861 population for calculating urban buildout within the existing City limits area. The following maps offer a comparison between the original City land uses and the new City land uses.



MAP 3.1

City of Liberty Lake 2006



MAP 3.2

The results of the residential development projections are shown in Table 3.7.

TABLE 3.11

Residential Development Projections	Vacant Unplatted Residential Land	Single-Family	Rental Apartments (est.)	Specialty Housing
Aug. 2006 - Vacant Lots/ Units		1417	87	4
Available Land Accommodation	838 units			
# of Persons Per Household (average household size)	x 2.75	x 2.75	x 2.75	x 1
Accommodated Additional Population Within City Limits	2304.5	3896.75	239.25	4
Total Available Capacity Within City Limits (2006)	6445 Persons			
2006 OFM Population	5805			
Total Capacity Within City Limits (2006)	12,250 Persons			
Total Land Capacity Within the Previous City Limits (2004)	10,511 Persons			
Total Land Capacity Within the FCAA (2004)	5350 Persons			
Adjusted Total Land Capacity Within the City Limits (2006)	15,861 Persons			
2006 - 2026 Population Allocation	22,511			
	The City of Liberty Lake anticipates the need to accommodate an additional 6,650 People Over the Next 20 Years			

3.4.1.7. Residential Land Requirements 2006-2026

The GMA requires that each jurisdiction have enough developable land to accommodate the 20-year projected population growth. The previous section established that, based on population growth projections, the City of Liberty Lake must accommodate an additional 6,650 people over the next 20 years so an additional 2,418 dwelling units will be needed. Based on a 4 unit per acre urban buildout and an average household size of 2.75 persons per household, this housing demand would require 605 acres of net developable residential land. Options to increase residential land capacity include:

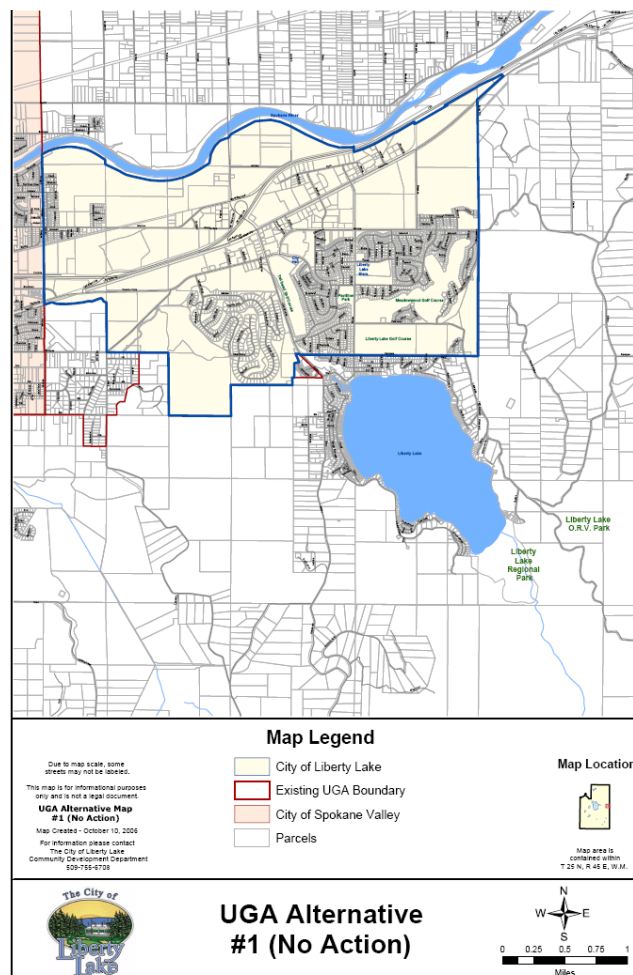
- revising zoning and development regulations in appropriate areas of the City to allow higher density residential development (Alternative 1);
- expanding the boundaries of the UGA to make more land available for residential development (Alternative 2);
- Any combination of the above (Alternatives 3 - 7).

3.4.1. Population Growth and Land Demand – Impacts of the Alternatives

All of the alternatives studied in this EIS assume that population in Liberty Lake will increase by 15,586 over the next 20 years. Each of the alternatives studied in this document implies a different distribution pattern of development for the forecasted population, housing, and employment growth as discussed below.

3.4.2.1. Alternative 1 – No Action

MAP 3.3



Under Alternative 1, the No Action Alternative, in addition to previous assumptions of 5,768 units within the existing City limits, an additional 2,418 dwelling units would need to be accommodated within the existing City limits. Within the City, an increase in density would be required for new developments in the residential zones and a mandatory residential component would likely have to be added to the mixed use zones.

The rural land surrounding the City was divided into a NW Area (approximately 250 acres) and a SW area (approximately 2000 acres) for the City's UGA Boundaries Study. The NW Area is currently zoned Urban Reserve (approximately 250 acres) by Spokane County and the SW Area has three Spokane County Zoning Designations. Urban Reserve (approximately 150 acres), Rural Traditional (approximately 1100 acres), and Rural Conservation (approximately 750 acres). The following table is from the Spokane County Zoning Code and identifies the approved density for the rural zones.

TABLE 3.12 Rural Density Standards for Rural Zones

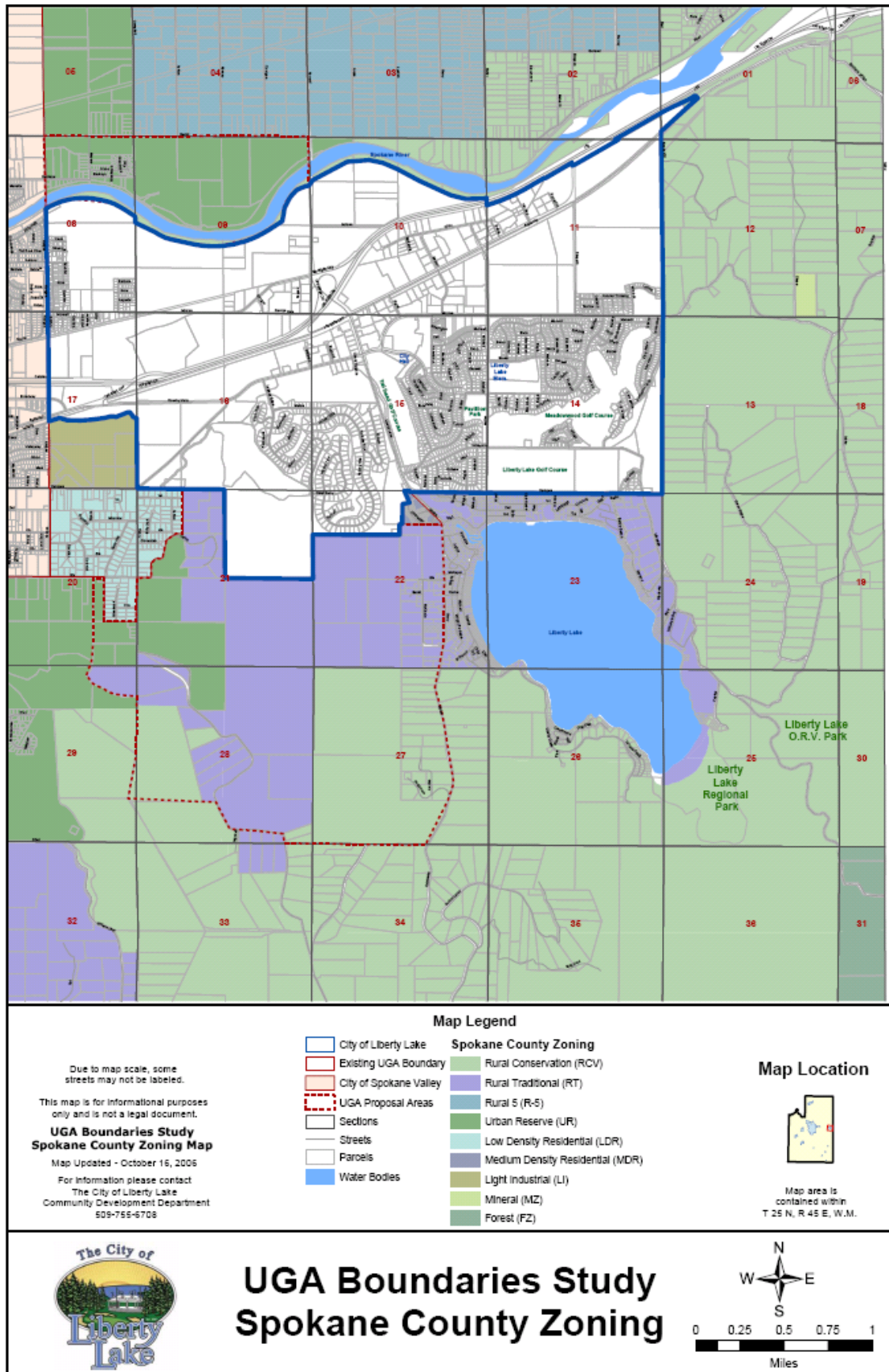
	<i>Rural-5</i>	<i>Rural Traditional</i>	<i>Rural Activity Center</i>	<i>Urban Reserve</i>	<i>Rural Conservation</i>
Maximum residential density	1 unit per 5 acres	1 unit per 10 acres	3.5 units per acre	1 unit per 20 acres	1 unit per 20 acres
Maximum residential density for rural cluster developments¹	1 unit per 5 acres	1 unit per 10 acres	Not applicable	1 unit per 5 acres	1 unit per 10 acres

¹See chapter 14.820, Rural Cluster Development for additional standards for Rural Cluster Development.

Based on the adopted zoning, the gross NW Proposal Area could accommodate approximately 12.5 - 50 units, depending on development patterns. Based on the adopted zoning, the gross SW Proposal Area could accommodate approximately 155 to 215 units, depending on development patterns. However when you deduct the existing parcels with suburban to urban sized homesites that are not acceptable for infill and the critical areas, the net developable acreage is substantially reduced. Development under the existing zoning would also mean additional septic tanks and water wells to accommodate the rural growth since urban utilities cannot be extended outside the UGA. Additionally, a preliminary plat for Saltese Hilltop Acres was approved by Spokane County in 2001 for 107 lots on 550 acres located east of Henry, west of Molter, south of 8th, and north of Saltese Lake. The Saltese Hilltop Acres would be serviced by public water and a community septic system.

While commercial, light industrial, and mixed use growth can currently be accommodated within the City limits and the existing UGA over the next 20 years, the no action alternative would likely affect the mixed use zones which could affect the projections. Accommodating the additional population within the City limits would likely mean requiring a residential component in the mixed use zones which could significantly reduce the land available for commercial and light industrial growth. Additionally, the projected economic growth will bring additional employees to Liberty Lake that may require additional housing.

The following Map 3.1 identifies the existing Spokane County Zoning surrounding the City of Liberty Lake.



MAP 3.4

The 1990 State Growth Management Act and the City's Comprehensive Plan both contain goals and policies that require the City to plan for and manage the forecasted growth. The City Comprehensive Plan and the GMA recognize that the real threat to the region's environment and quality of life is not simply population growth, but the continuation of past low density development patterns that will impact rural lands.

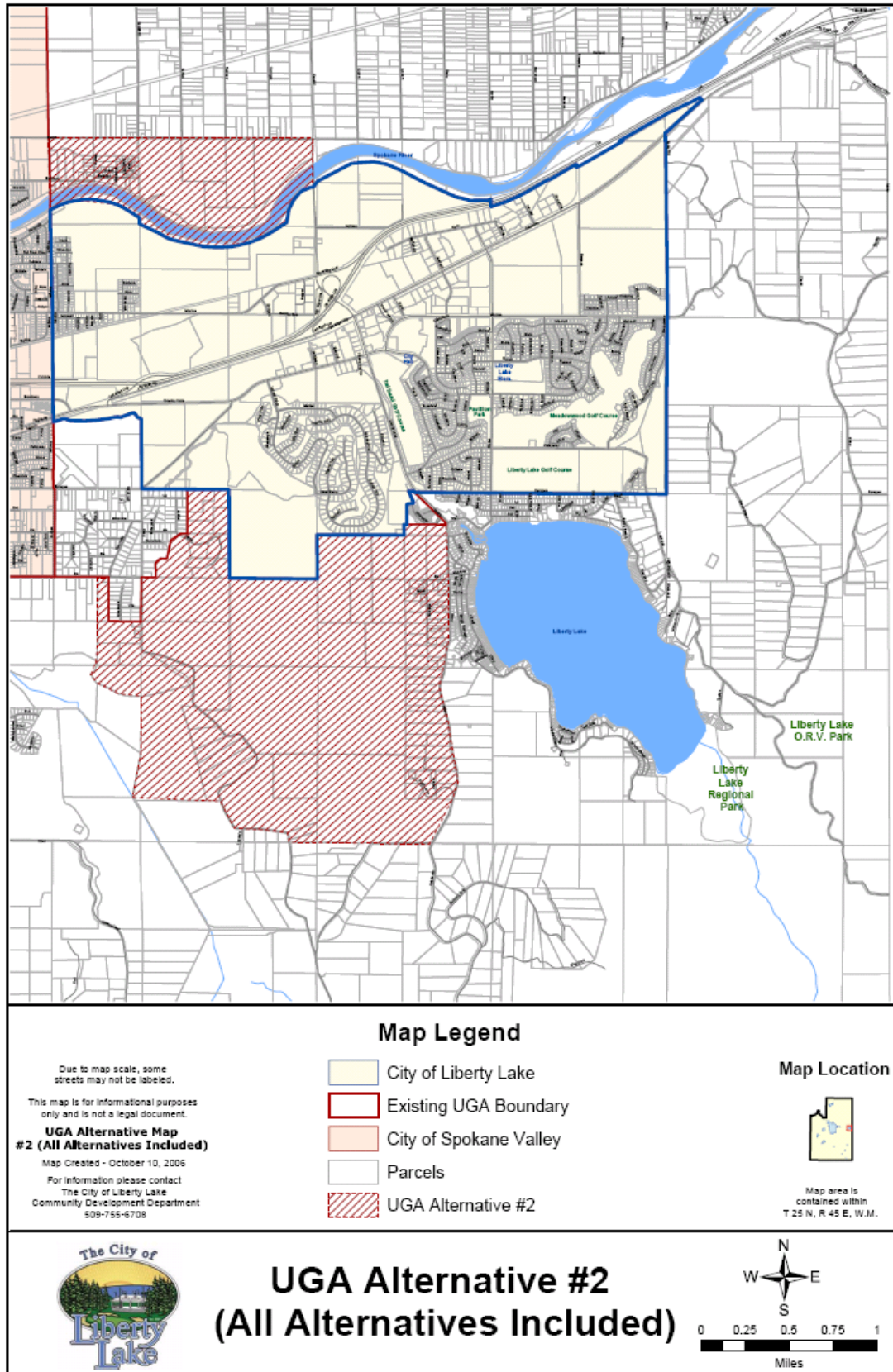
Generally, Alternative 1 would be expected to have the following impacts:

- New single family development within the City would have to be a higher density than existing single family developments.
- Further increases in the cost of housing as the urban area land supply gets tighter.
- A residential requirement would likely be required in the City's mixed use zones.
- Potential negative effects on the City's current economic growth with a loss of potential employees and can't find housing or the quality of life they are requiring.
- Additional rural development will occur in the rural areas of Spokane County surrounding Liberty Lake with additional septic systems and private wells within Critical Aquifer Recharge Areas.

Mitigating Measures

1. Make better use of the remaining land supply by:
 - Reducing the number of dwelling units "lost" due to land set aside for roads and other utilities in new developments. This could be accomplished by revising development standards to allow flexible road standards and/or by reducing or eliminating the street tree and urban streetscape requirements.
2. Adopting higher minimum density requirements in targeted areas appropriate for growth.

3.4.2.2. Alternative 2 – All Alternatives



MAP 3.5

Under Alternative 2, the All Alternatives Included, land inside the existing City limits would retain adopted zoning and residential densities. Since previous assumptions of 5,768 units within the existing City limits were already planned for, the additional 2,418 dwelling units or 6,650 people would be accommodated in areas that would be added to the UGA and rezoned for urban densities and uses. Alternative 2 examines areas outside the existing UGA boundary for potential inclusion in the UGA and rezone to urban densities. The entire NW Proposal Area and a portion of the SW Proposal Area are already designated as Urban Reserve Zones that are intended for expansion of urban development in the long term.

NW Proposal Area

The NW Proposal Area (north of the Spokane River, south of Euclid, east of the City of Spokane Valley, & west of Harvard Rd.) is approximately 250 acres in gross size and would be anticipated to accommodate 2,150 people, based on net developable land and an urban buildout with open space requirements. The area is zoned as Urban Reserve and is moderately settled in the western half with existing homes primarily located along Meyers Rd. (east and west sides) and Buckeye which runs along the Spokane River. The most prominent environmental feature is the Spokane River, which is south of the area. The approximately 250 acres would be reduced to approximately 195 acres available for development after accounting for existing development not suitable for infill, roads, critical areas including the buffer area for the Spokane River, and the land along the Spokane River that is owned by the WA State Dept. of Parks & Recreation. The net developable acres may be further reduced by market factor and required infrastructure. Based on the adopted zoning, the net NW Proposal Area could accommodate approximately 10 - 39 units, depending on development patterns. If the area was added to the UGA and zoned for urban residential development and calculated at 4 units per acre, approximately 780 potential dwelling units would be added to the current supply which would accommodate approximately 2,150 people. The City's current R-1 zone allows net densities at 4 - 6 units per net acre which could add more to the supply, but the area contains the Spokane River and development potential would need to be limited to ensure river preservation and public access.

SW Proposal Area

The SW Proposal Area (south of the City limits which includes the properties west of Garry and along Henry Rd.) is approximately 2000 acres in gross size and would be anticipated to accommodate 4,500 people, based on net developable land and an urban buildout with open space requirements. The area is zoned as Urban Reserve, Rural Tradional, and Rural Conservation and is sparsely settled along Henry Rd. and Molter Rd. and is moderately settled along Garry Rd. and McKenzie Rd. with very few homes between the two roads. The most prominent environmental feature is the Saltese Flats Marsh Area located west of the properties along Henry Rd. which contains waterfowl and wetland habitats. The Central Valley School District's future high school site is also located in the SW Proposal Area, west of Henry Rd. and north of the Saltese Flats Marsh Area. The approximately 2000 acres would be reduced to approximately 410 acres available for development after accounting for existing development not suitable for infill, roads, critical areas, and the future high school site. The net developable acres may be further reduced by market factor and required infrastructure. Without mitigating any of the critical areas, based on the adopted zoning, the net SW Proposal Area could accommodate approximately 20 - 82 units, depending on development patterns. If the area was added to the UGA and zoned for urban residential development and calculated at 4 units per acre, approximately 1640 potential dwelling units would be added to the current supply which would accommodate approximately 4,500 people. The City's current R-1 zone allows net densities at 4 - 6 units per net acre which could add more to

the supply, however development potential would need to be limited to ensure the Liberty Lake WaterRshed and the surrounding habitats would not be detrimentally affected.

A portion of the remaining vacant acreage should be identified as open space/ recreation and could support uses permitted within open space zones that would not degrade the critical areas or the Liberty Lake Watershed.

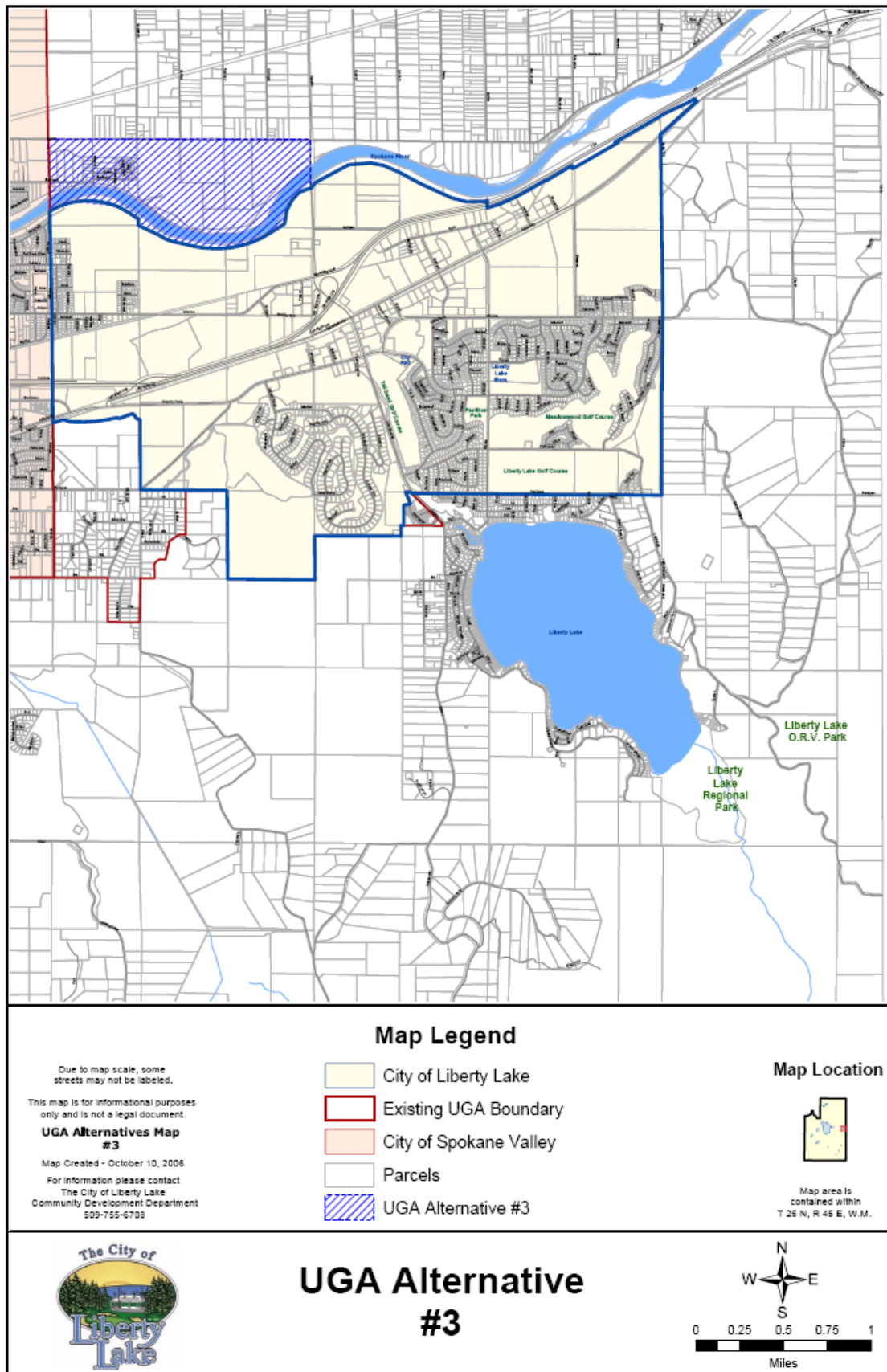
Generally, Alternative 2 would be expected to have the following impacts:

- New urban scale single family development could occur in the expanded UGA areas which includes a portion of the Liberty Lake Watershed and areas along the Spokane River.
- The City would have more input on the Spokane River and public uses.
- The rural character of the majority of the SW Proposal Area would be altered.
- The CVSD future high school would be located within the expanded UGA.
- The areas could be annexed into the City of Liberty Lake.
- A smaller amount rural development will still occur in the rural areas of Spokane County surrounding Liberty Lake with additional septic systems and private wells within Critical Aquifer Recharge Areas.

Mitigating Measures

1. The City of Liberty Lake requires all new development to be connected to public sewer which would eliminate the harmful effects of individual septic systems. This could be required within the expanded UGA areas through joint planning with Spokane County.
2. The City would be able to guide public use, zoning, and shoreline regulations along the Spokane River through joint planning with Spokane County and possibly create or expand shoreline protection through future City Shoreline Regulations.
3. Through joint planning with Spokane County, planned open space/ recreation zoning would be implemented.
4. The CVSD future high school could be constructed since the extension of urban services would be available.

3.4.2.3. Alternative 3 – NW Proposal



MAP 3.6

Under Alternative 3, the NW Proposal, the additional 2,418 dwelling units or 6,650 people would need to be accommodated within the existing City limits and the NW expanded UGA which would be rezoned for urban densities and uses. The entire NW Proposal Area is already designated as an Urban Reserve Zone that is intended for expansion of urban development in the long term. The NW Proposal Area (north of the Spokane River, south of Euclid, east of the City of Spokane Valley, & west of Harvard Rd.) is approximately 250 acres in gross size and would be anticipated to accommodate 2,150 people, based on net developable land and an urban buildout with open space requirements. The area is zoned as Urban Reserve and is moderately settled in the western half with existing homes primarily located along Meyers Rd. (east and west sides) and Buckeye which runs along the Spokane River. The most prominent environmental feature is the Spokane River, which is south of the area. The approximately 250 acres would be reduced to approximately 195 acres available for development after accounting for existing development not suitable for infill, roads, critical areas including the buffer area for the Spokane River, and the land along the Spokane River that is owned by the WA State Dept. of Parks & Recreation. The net developable acres may be further reduced by market factor and required infrastructure. Based on the adopted zoning, the net NW Proposal Area could accommodate approximately 10 - 39 units, depending on development patterns. If the area was added to the UGA and zoned for urban residential development and calculated at 4 units per acre, approximately 780 potential dwelling units would be added to the current supply which would accommodate approximately 2,150 people. The City's current R-1 zone allows net densities at 4 - 6 units per net acre which could add more to the supply, but the area contains the Spokane River and development potential would need to be limited to ensure river preservation and public access. Within the City, an increase in density would be required for new developments in the residential zones and a mandatory residential component would likely have to be added to the mixed use zones to accommodate the additional 4,500 people.

Generally, Alternative 3 would be expected to have the following impacts:

- New urban scale single family development could occur in the expanded UGA area which includes the area along the Spokane River.
- The City would have more input on the Spokane River and public uses.
- The CVSD future high school would not be located within the expanded UGA.
- New single family development within the City would have to be a higher density than existing single family developments.
- Further increases in the cost of housing as the urban area land supply gets tighter.
- A residential requirement would likely be required in the City's mixed use zones.
- Potential negative effects on the City's current economic growth with a loss of potential employees and can't find housing or the quality of life they are requiring.
- The area could be annexed into the City of Liberty Lake.
- Some additional rural development will still occur in the rural areas of Spokane County surrounding Liberty Lake with additional septic systems and private wells within Critical Aquifer Recharge Areas.

Mitigating Measures

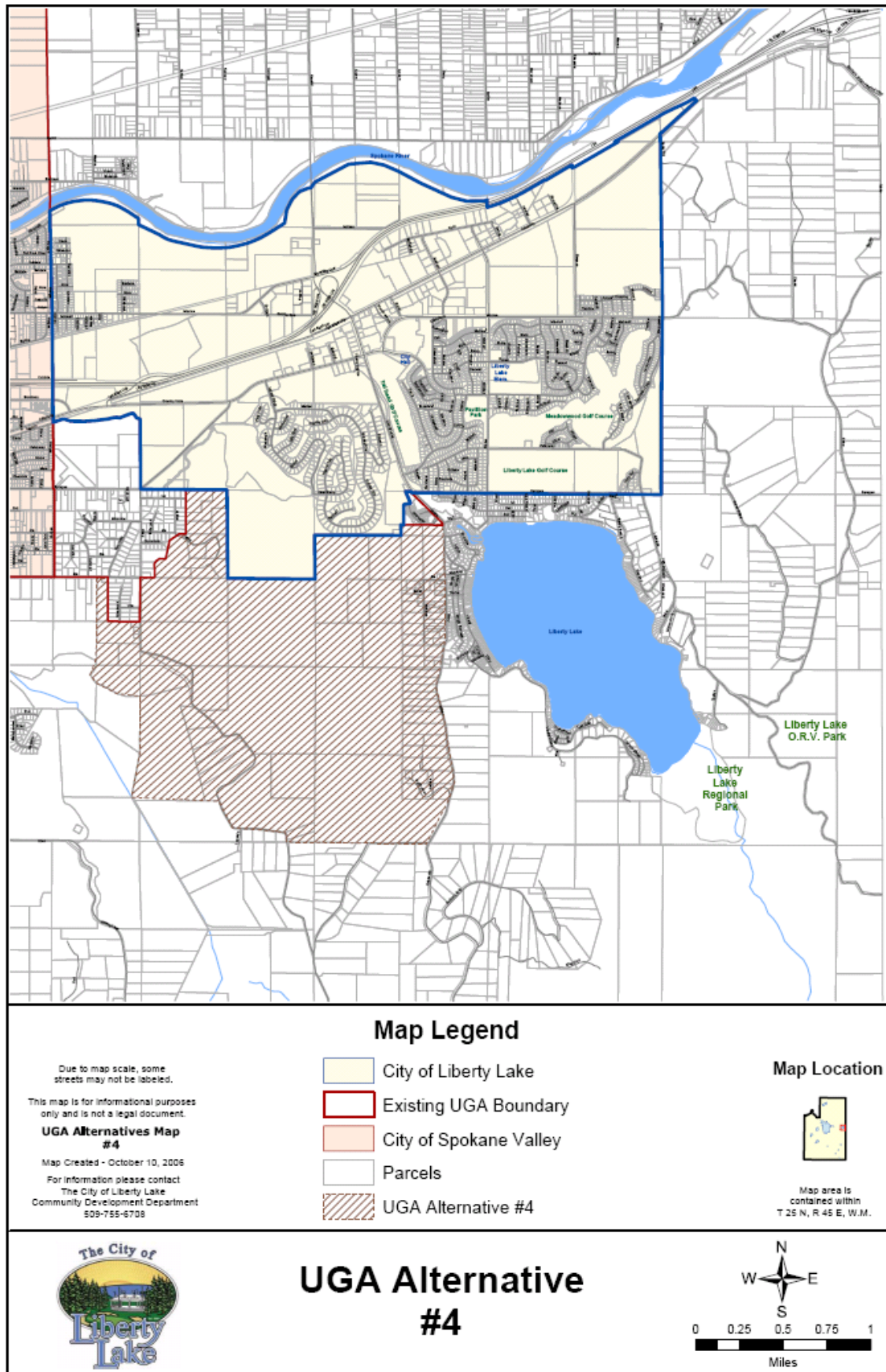
Make better use of the remaining land supply by:

- Reducing the number of dwelling units "lost" due to land set aside for roads and other utilities in new developments. This could be accomplished by

revising development standards to allow flexible road standards and/or by reducing or eliminating the street tree and urban streetscape requirements.

- Adopting higher minimum density requirements in targeted areas appropriate for growth.
- The City of Liberty Lake requires all new development to be connected to public sewer which would eliminate the harmful effects of individual septic systems. This could be required within the expanded UGA area through joint planning with Spokane County.
- The City would be able to guide public use, zoning, and shoreline regulations along the Spokane River through joint planning with Spokane County and possibly create or expand shoreline protection through future City Shoreline Regulations.
- Through joint planning with Spokane County, planned open space/ recreation zoning would be implemented.

3.4.2.4. Alternative 4 – Entire SW Proposal



MAP 3.7

Under Alternative 4, the Entire SW Proposal, the additional 2,418 dwelling units or 6,650 people would need to be accommodated within the existing City limits and the entire SW expanded UGA which would be rezoned for urban densities and uses. A portion of the SW Proposal Area is already designated as an Urban Reserve Zone that is intended for expansion of urban development in the long term. The SW Proposal Area (south of the City limits which includes the properties west of Garry and along Henry Rd.) is approximately 2000 acres in gross size and would be anticipated to accommodate 4,500 people, based on net developable land and an urban buildout with open space requirements. The area is zoned as Urban Reserve, Rural Traditional, and Rural Conservation and is sparsely settled along Henry Rd. and Molter Rd. and is moderately settled along Garry Rd. and McKenzie Rd. with very few homes between the two roads. The most prominent environmental feature is the Saltese Flats Marsh Area located west of the properties along Henry Rd. which contains waterfowl and wetland habitats. The Central Valley School District's future high school site is also located in the SW Proposal Area, west of Henry Rd. and north of the Saltese Flats Marsh Area. The approximately 2000 acres would be reduced to approximately 410 acres available for development after accounting for existing development not suitable for infill, roads, critical areas, and the future high school site. The net developable acres may be further reduced by market factor and required infrastructure. Without mitigating any of the critical areas, based on the adopted zoning, the net SW Proposal Area could accommodate approximately 20 - 82 units, depending on development patterns. If the area was added to the UGA and zoned for urban residential development and calculated at 4 units per acre, approximately 1640 potential dwelling units would be added to the current supply which would accommodate approximately 4,500 people. The City's current R-1 zone allows net densities at 4 - 6 units per net acre which could add more to the supply, however development potential would need to be limited to ensure the Liberty Lake Watershed and the surrounding habitats would not be detrimentally affected. A portion of the remaining vacant acreage should be identified as open space/ recreation and could support uses permitted within open space zones that would not degrade the critical areas or the Liberty Lake Watershed. Within the City, an increase in density would be required for new developments in the residential zones; however a mandatory residential component should not have to be added to the mixed use zones to accommodate the additional 2,150 people.

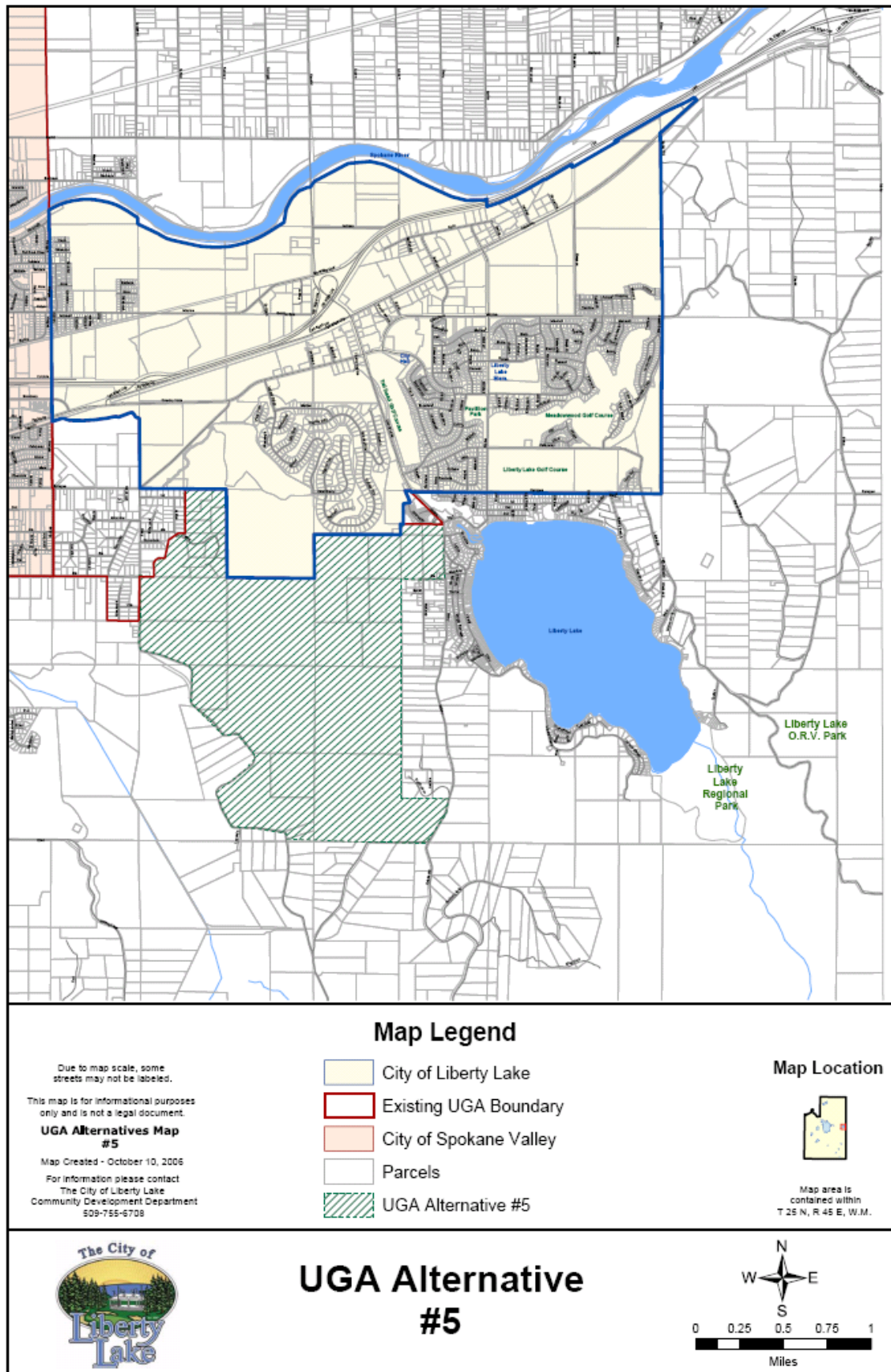
Generally, Alternative 4 would be expected to have the following impacts:

- New urban scale single family development could occur in the expanded UGA area which includes a portion of the Liberty Lake Watershed.
- The rural character of the majority of the SW Proposal Area would be altered.
- The CVSD future high school would be located within the expanded UGA.
- New single family development within the City would have to be a higher density than existing single family developments.
- Further increases in the cost of housing as the urban area land supply gets tighter.
- Potential negative effects on the City's current economic growth with a loss of potential employees and can't find housing or the quality of life they are requiring.
- The area could be annexed into the City of Liberty Lake.
- Some additional rural development will still occur in the rural areas of Spokane County surrounding Liberty Lake with additional septic systems and private wells within Critical Aquifer Recharge Areas.

Mitigating Measures

1. Make better use of the remaining land supply by:
 - Reducing the number of dwelling units “lost” due to land set aside for roads and other utilities in new developments. This could be accomplished by revising development standards to allow flexible road standards and/or by reducing or eliminating the street tree and urban streetscape requirements.
2. Adopting higher minimum density requirements in targeted areas appropriate for growth.
3. The City of Liberty Lake requires all new development to be connected to public sewer which would eliminate the harmful effects of individual septic systems. This could be required within the expanded UGA area through joint planning with Spokane County.
4. Through joint planning with Spokane County, planned open space/ recreation zoning would be implemented.
5. The CVSD future high school could be constructed since the extension of urban services would be available.

3.4.2.5. Alternative 5 – SW excluding area E. of Garry Rd. and W. of Henry Rd.



MAP 3.8

Under Alternative 5, SW excluding area E. of Garry Rd. and W. of Henry Rd, the additional 2,418 dwelling units or 6,650 people would need to be accommodated within the existing City limits and the reduced SW expanded UGA which would be rezoned for urban densities and uses. A portion of the area is already designated as an Urban Reserve Zone that is intended for expansion of urban development in the long term. Alternative 5 modifies the SW Proposal Area to remove the majority of the developed properties and the CVSD future high school site. Alternative 5 would still be anticipated to accommodate 4,500 people, based on net developable land and an urban buildout with open space requirements, however higher density would be required. The area is zoned as Urban Reserve, Rural Traditional, and Rural Conservation very few homes. The City's current R-1 zone allows net densities at 4 - 6 units per net acre which could add more to the supply, however development potential would still need to be limited to ensure the Liberty Lake Watershed and the surrounding habitats would not be detrimentally affected. A portion of the remaining vacant acreage should be identified as open space/ recreation and could support uses permitted within open space zones that would not degrade the critical areas or the Liberty Lake Watershed. Within the City, an increase in density would be required for new developments in the residential zones; however a mandatory residential component should not have to be added to the mixed use zones to accommodate the additional 2,150 people.

Generally, Alternative 5 would be expected to have the following impacts:

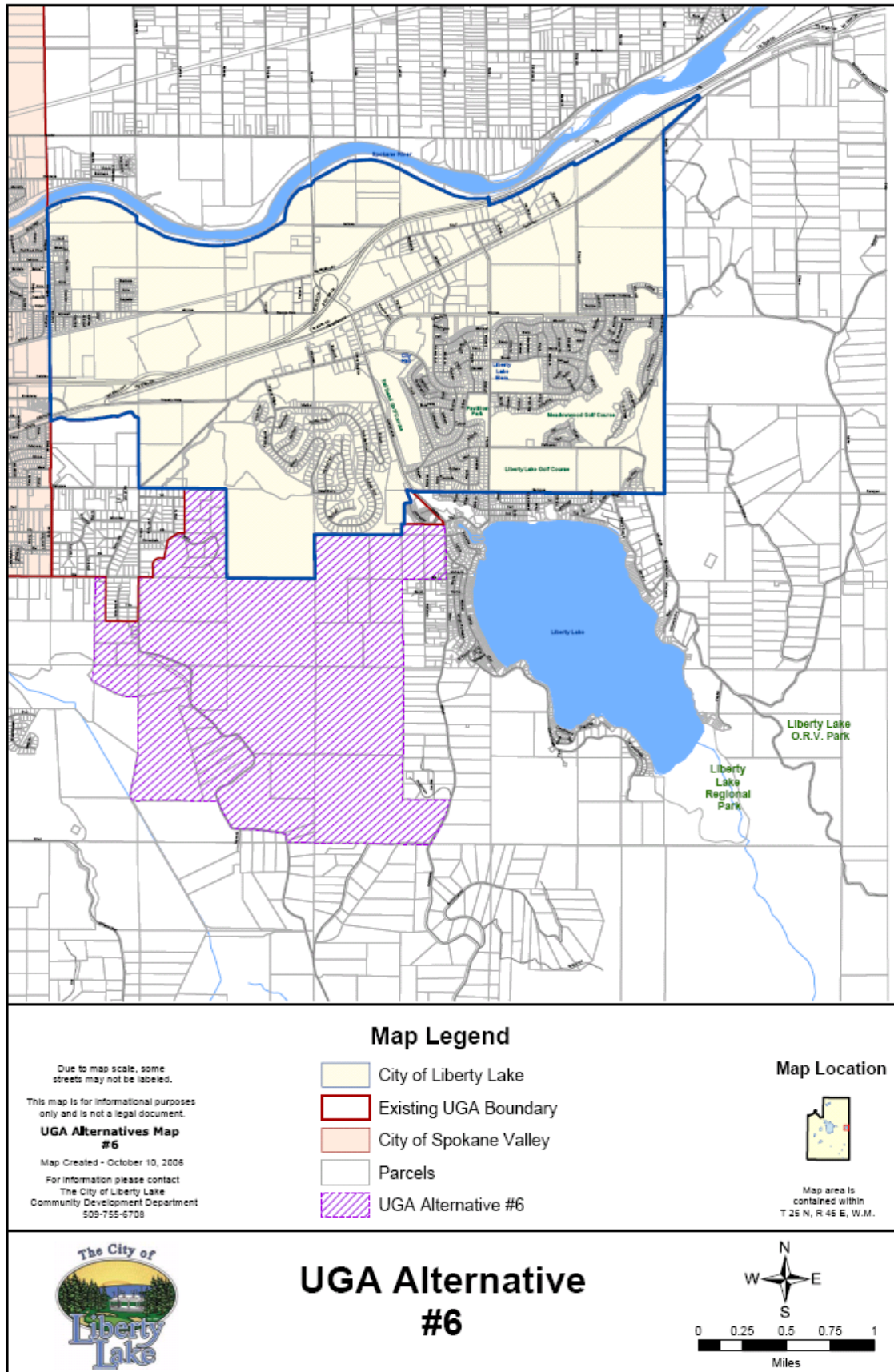
- New urban scale single family development could occur in the expanded UGA area which includes a portion of the Liberty Lake Watershed.
- The rural character of the majority of the SW Proposal Area would be altered.
- The CVSD future high school would not be located within the expanded UGA.
- New single family development within the City would have to be a higher density than existing single family developments.
- Further increases in the cost of housing as the urban area land supply gets tighter.
- Potential negative effects on the City's current economic growth with a loss of potential employees and can't find housing or the quality of life they are requiring.
- The area could be annexed into the City of Liberty Lake.
- Some additional rural development will still occur in the rural areas of Spokane County surrounding Liberty Lake with additional septic systems and private wells within Critical Aquifer Recharge Areas.

Mitigating Measures

Make better use of the remaining land supply by:

- Reducing the number of dwelling units "lost" due to land set aside for roads and other utilities in new developments. This could be accomplished by revising development standards to allow flexible road standards and/or by reducing or eliminating the street tree and urban streetscape requirements.
- Adopting higher minimum density requirements in targeted areas appropriate for growth.
- The City of Liberty Lake requires all new development to be connected to public sewer which would eliminate the harmful effects of individual septic systems. This could be required within the expanded UGA area through joint planning with Spokane County.
- Through joint planning with Spokane County, planned open space/ recreation zoning would be implemented.

3.4.2.6. Alternative 6 – SW excluding area E. of Garry Rd.



Under Alternative 6, SW excluding area E. of Garry Rd., the additional 2,418 dwelling units or 6,650 people would need to be accommodated within the existing City limits and the reduced SW expanded UGA which would be rezoned for urban densities and uses. A portion of the area is already designated as an Urban Reserve Zone that is intended for expansion of urban development in the long term. Alternative 6 modifies the SW Proposal Area to remove the majority of the developed properties with access off Garry and Molter. The area is zoned as Urban Reserve, Rural Traditional, and Rural Conservation and is sparsely settled along Henry Rd. with very few homes east of Henry. The most prominent environmental feature is the Saltese Flats Marsh Area located west of the properties along Henry Rd. which contains waterfowl and wetland habitats. The Central Valley School District's future high school site is also located in the SW Proposal Area, west of Henry Rd. and north of the Saltese Flats Marsh Area. Alternative 6 would still be anticipated to accommodate 4,500 people, based on net developable land and an urban buildout with open space requirements, however higher density would be required. The area is zoned as Urban Reserve, Rural Traditional, and Rural Conservation very few homes. The City's current R-1 zone allows net densities at 4 - 6 units per net acre which could add more to the supply, however development potential would still need to be limited to ensure the Liberty Lake Watershed and the surrounding habitats would not be detrimentally affected. A portion of the remaining vacant acreage should be identified as open space/ recreation and could support uses permitted within open space zones that would not degrade the critical areas or the Liberty Lake Watershed. Within the City, an increase in density would be required for new developments in the residential zones; however a mandatory residential component should not have to be added to the mixed use zones to accommodate the additional 2,150 people.

Generally, Alternative 6 would be expected to have the following impacts:

- New urban scale single family development could occur in the expanded UGA area which includes a portion of the Liberty Lake Watershed.
- The rural character of the majority of the SW Proposal Area would be altered.
- The CVSD future high school would be located within the expanded UGA.
- New single family development within the City would have to be a higher density than existing single family developments.
- Further increases in the cost of housing as the urban area land supply gets tighter.
- Potential negative effects on the City's current economic growth with a loss of potential employees and can't find housing or the quality of life they are requiring.
- The area could be annexed into the City of Liberty Lake.
- Some additional rural development will still occur in the rural areas of Spokane County surrounding Liberty Lake with additional septic systems and private wells within Critical Aquifer Recharge Areas.

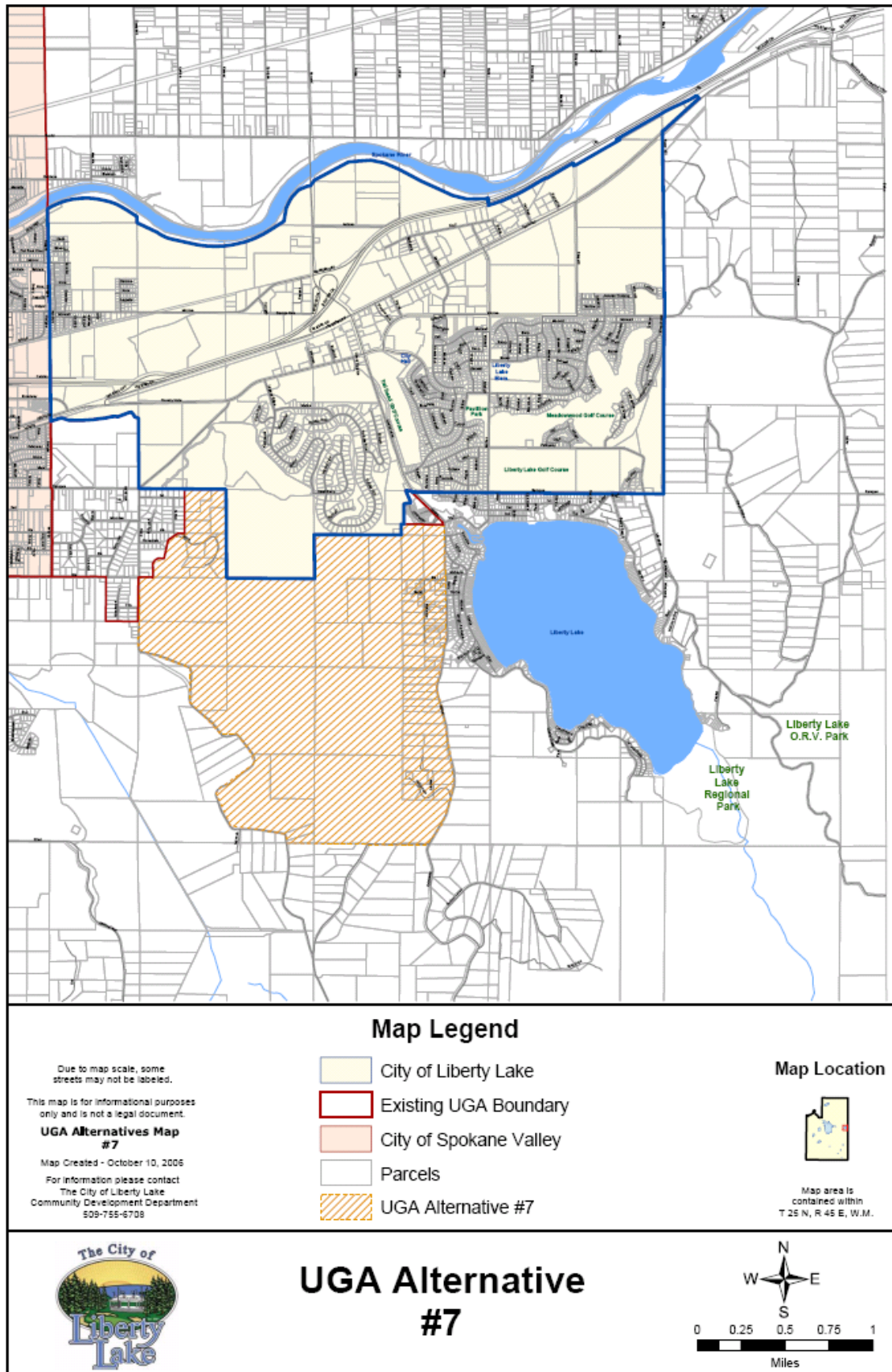
Mitigating Measures

Make better use of the remaining land supply by:

- Reducing the number of dwelling units "lost" due to land set aside for roads and other utilities in new developments. This could be accomplished by revising development standards to allow flexible road standards and/or by reducing or eliminating the street tree and urban streetscape requirements.
- Adopting higher minimum density requirements in targeted areas appropriate for growth.

- The City of Liberty Lake requires all new development to be connected to public sewer which would eliminate the harmful effects of individual septic systems. This could be required within the expanded UGA area through joint planning with Spokane County.
- Through joint planning with Spokane County, planned open space/ recreation zoning would be implemented.
- The CVSD future high school could be constructed since the extension of urban services would be available.

3.4.2.7. Alternative 7 – SW excluding area W. of Henry Rd.



MAP 3.10

Under Alternative 7, SW excluding area W. of Henry Rd., the additional 2,418 dwelling units or 6,650 people would need to be accommodated within the existing City limits and the reduced SW expanded UGA which would be rezoned for urban densities and uses. A portion of the area is already designated as an Urban Reserve Zone that is intended for expansion of urban development in the long term. Alternative 7 modifies the SW Proposal Area to remove the developed properties west of Henry Rd. and the CVSD future high school site. Alternative 7 would still be anticipated to accommodate 4,500 people, based on net developable land and an urban buildout with open space requirements, however higher density would be required. The area is zoned as Urban Reserve, Rural Traditional, and Rural Conservation and is sparsely settled along Molter Rd. and is moderately settled along Garry Rd. and McKenzie Rd. with very few homes east of Henry. The City's current R-1 zone allows net densities at 4 - 6 units per net acre which could add more to the supply, however development potential would still need to be limited to ensure the Liberty Lake Watershed and the surrounding habitats would not be detrimentally affected. A portion of the remaining vacant acreage should be identified as open space/ recreation and could support uses permitted within open space zones that would not degrade the critical areas or the Liberty Lake Watershed. Within the City, an increase in density would be required for new developments in the residential zones; however a mandatory residential component should not have to be added to the mixed use zones to accommodate the additional 2,150 people.

Generally, Alternative 7 would be expected to have the following impacts:

- New urban scale single family development could occur in the expanded UGA area which includes a portion of the Liberty Lake Watershed.
- The rural character of the majority of the SW Proposal Area would be altered.
- The CVSD future high school would not be located within the expanded UGA.
- New single family development within the City would have to be a higher density than existing single family developments.
- Further increases in the cost of housing as the urban area land supply gets tighter.
- Potential negative effects on the City's current economic growth with a loss of potential employees and can't find housing or the quality of life they are requiring.
- The area could be annexed into the City of Liberty Lake.
- Some additional rural development will still occur in the rural areas of Spokane County surrounding Liberty Lake with additional septic systems and private wells within Critical Aquifer Recharge Areas.

Mitigating Measures

- Make better use of the remaining land supply by:
- Reducing the number of dwelling units "lost" due to land set aside for roads and other utilities in new developments. This could be accomplished by revising development standards to allow flexible road standards and/or by reducing or eliminating the street tree and urban streetscape requirements.
- Adopting higher minimum density requirements in targeted areas appropriate for growth.
- The City of Liberty Lake requires all new development to be connected to public sewer which would eliminate the harmful effects of individual septic systems. This could be required within the expanded UGA area through joint planning with Spokane County.
- Through joint planning with Spokane County, planned open space/ recreation zoning would be implemented.

3.4.2. Population Growth and Land Supply Mitigating Measures

Many of the mitigation measures that could address the impacts of growth, sprawl and infill development are addressed in other sections of this EIS dealing with the various aspects of the natural and man made environments such as traffic, aesthetics, noise, habitat, open space, light and glare. Joint planning with Spokane County is identified as a mitigation measure for several items, this could be accomplished by the following:

6. Adopt an interlocal agreement between Liberty Lake and Spokane County that requires all new development in the Liberty Lake UGA to use city development and environmental standards. The agreement could also address permit review responsibilities and revenue sharing.
7. The interlocal agreement could also include strategies to encourage areas in the UGA to annex to the City *before* they are allowed to develop. This could eliminate dual government development review and simplify and standardize the building and land use permitting process.

In coordination with Spokane County, the City could also do the following:

- Consider adopting an ultimate City boundary and prohibiting urban levels of development outside the boundary. The City and County could begin purchasing land, easements or development rights just outside the boundary to create a permanent greenbelt or buffer area separating urban from rural areas.
- Encourage changes to the Urban Reserve zoned areas of the UGA and similar large lot zoned areas to facilitate a workable Transfer of Development Rights (TDR) program.
- Consider requiring the purchase or transfer of development rights for UGA expansion requests and for request to increase densities through rezones.
- Promote the use of cluster subdivision provisions, planned unit development rules, or other innovative and flexible development techniques designed to achieve minimum or target densities on parcels with environmental constraints such as wetlands or steep slopes.
- Discontinue past practices allowing low-density development within some county neighborhoods and most of the existing UGA.

Within the existing City limits, the City of Liberty Lake can also do the following:

- Ensure that assigned zoning densities fully utilize the infrastructure potential.
- Increase minimum densities to ensure full build out of available land.
- Require mixed housing types within the mixed-use zones
- Increase existing impact fees or create new impact fees to require new development to pay a larger share of the full cost of the services and capital projects necessitated by new development.
- Consider enacting impact fees for parks and fire and emergency services facilities.

3.5. LIGHT AND GLARE

3.5.1. Light and Glare – Existing Conditions

Both natural sunlight and artificial light are necessary for health, safety, security and livability. Natural sunlight can be blocked by tall buildings or reflected by glass, metal, wet streets and polished surfaces. Except for variable reflection off of vehicles and wet streets, glare from sunlight is minimal as there are not tall buildings with glass facades within the planning area.

There are a wide variety of lighting types used for industrial, commercial, and residential purposes, including facility lighting, street lighting, parking lot lighting, and lighted signage.

3.5.2. Light and Glare – Impacts

As all alternatives anticipate an increase in population and development, there will be an increased need for light for commercial, safety and security uses, which will increase the potential for light pollution and increased energy consumption. There are three types of light pollution.

- Sky glow is the type of light that impedes the view of the night sky.
- Light trespass is the spilling of light beyond the boundary of the property where the source is located.
- Glare. There are three types of glare:
 1. Disability glare reduces the contrast of images that are normally seen without the presence of glare; commonly known as “night blindness.”
 2. Discomfort glare occurs when an area of high illumination is encountered.
 3. Nuisance glare occurs under light trespass conditions.

3.5.3. Light and Glare – Mitigating Measures

Light trespass and glare impacts can be subjective and it may be difficult to eliminate adverse impacts on surrounding areas. Sky glow is the result of cumulative, wide spread light impacts while glare and light trespass have localized impacts. Potential mitigation measures include:

- Utilizing timed interior and exterior lighting for commercial, public and industrial uses.
- Sign regulations that help minimize the illumination, spill over and size of signs, including regulations that minimize the frequency of flashing electronic signs.
- Require design review that addresses building mass and scale so as not to impede sunlight.
- Larger buildings may use glass of low reflectance, tilting the glass to prevent glare and alternating glass with other materials.
- Require a lighting plan and an analysis of the cumulative impacts of the lighting for large projects. The plan should address positioning, angle and height of the illumination.

3.6. AESTHETICS AND URBAN DESIGN

3.6.1. Aesthetics and Urban Design – Existing Conditions

Urban design includes both the physical pattern and the aesthetic quality of urban development. Urban design policies and regulations can help to determine how new development might best fit into the pattern of existing urban areas to ensure that it will function as a community while ensuring attractiveness and livability. Urban design guidelines can help to maintain the valued aesthetic character of an area and can influence how it will look in the future.

Urban design policy decisions can affect development patterns, streetscapes, variety of transportation options, public safety, skylines and architecture, and quality of life. Urban design policy is implemented through zoning regulations such as land use, density, setbacks, building heights, landscaping, lot coverage, separation of land uses, pedestrian amenities, transit-oriented development, low-impact development, building bulk and scale, and architectural standards.

Transportation and street standards play a significant role in urban design. The construction of roads can influence the location of new industrial, commercial, and residential development. New development can influence the physical streetscape and character of a transportation corridor. Higher density urban development that is supported by urban streets with sidewalks, bicycle lanes, and transit bus pull-outs and shelters can accommodate reliance on a number of different transportation modes, including pedestrian, bicycle, transit, and private automobile. Lower density rural development that is supported by minimum standard rural roads does not support alternatives to the private automobile. Rural arterial roads can only accommodate multiple modes of transportation when bicycle lanes and bus stops are provided.

The purpose of the design guidelines is to ensure that new development fits in with existing neighborhoods and results in safe, well designed residential living environments. These design guidelines can help to provide balance that is critical to implementing policies that protecting neighborhood character.

3.6.2. Aesthetics and Urban Design – Impacts

Each alternative results in a different degree of urban intensity and distribution. Impacts of new development occur adjacent to established neighborhoods or as different types of new development are built adjacent to each other. As urban development spreads and/or intensifies, urban design will become increasingly important to ensure compatibility between and among established and new land uses while creating a livable community. The impacts of each alternative greatly depend upon the urban design standards applied at the time of development.

The no action alternative will focus development over the next 20 years within the existing City limits and will require the accommodation of approximately 15,000 additional people and their dwelling units and related urban services. This intensification of urban land use will require compact, higher-density development; possibly impacting established neighboring lower density neighborhoods.

Increased density may result in decreased physical and visual access to open space, increased traffic congestion, and an increased demand on parks and recreational facilities. This alternative would create an urban compact form while creating a clear delineation between the rural areas of the County and the urban City. With increased densities there would be an increase in multi-family projects.

The Adjusted UGA alternatives would allow continued urban growth to expand within the City and into other areas of the County, impacting previously rural areas with development influenced by urban design principles.

The UGA boundary would be adjusted to accommodate additional housing needs and, where adjusted, minimum densities would be adopted to ensure that development within the UGA occurs at urban densities. Development outside the UGA boundary would be limited to rural densities.

3.6.3. Aesthetics and Urban Design – Mitigating Measures

Standardized urban design mitigation measures are difficult to apply uniformly as each area has its own particular character, attributes and needs. Urban design standards can apply to types of projects such as subdivisions, multi-family housing and commercial developments and can be tailored to a particular neighborhood. Urban design mitigation would be difficult to apply to low-density rural development.

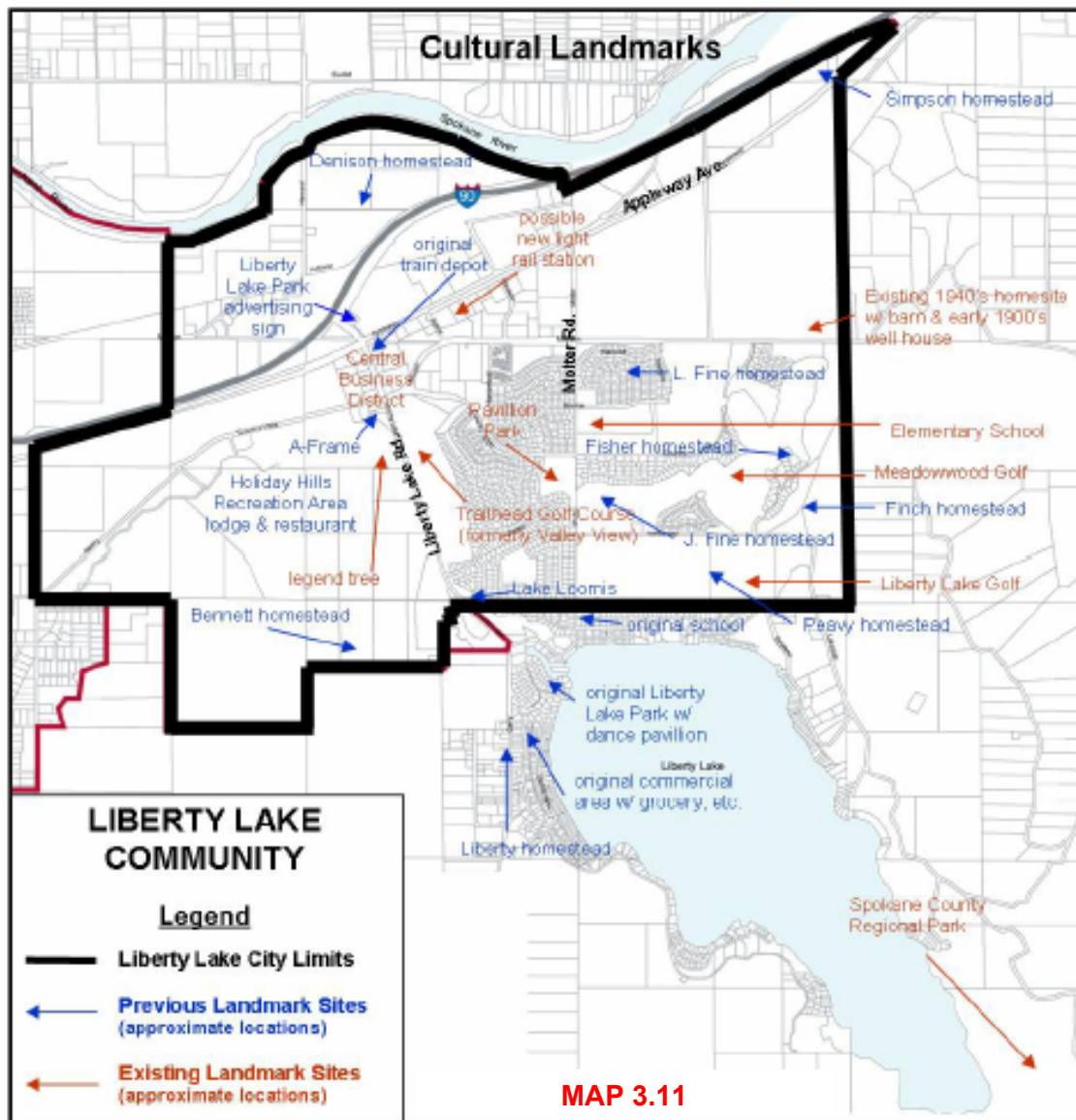
Many of the mitigating measures included in this document can be applied in this section. Other mitigating measures include:

- Create a peripheral long-term 'Urban Reserve' area by decreasing the permitted rural densities (downzoning) outside of the UGA until included within higher density UGA as may be needed beyond the 20 year planning time frame.
- Create a Transfer of Development Rights (TDR) program to apply to the rural areas to encourage development in appropriate areas.
- Encourage low-impact development techniques that utilize landscaping and natural areas for stormwater runoff and energy efficiency.
- Consideration should be given to impacts on view sheds and view corridors and appropriate mitigating measures applied to protect views.

3.7. HISTORIC AND ARCHAEOLOGICAL RESOURCES

Historic and Archaeological Resources – Existing Conditions/Mitigation

Historic resources include specific sites, buildings or neighborhoods that have elements of archeological, historical, or architectural interest or other features that may have a special value to the community. Historical resources can be lost through development, lack of maintenance, fire, inappropriate alterations and redevelopment. All previously known landmarks are illustrated below in Map 3.8.



Archeological Resources Mitigation

Pursuant to RCW 27.53 Archaeological Sites and Resources, archeological sites are protected from unauthorized disturbance. The State Office of Archaeology and Historic Preservation maintains a record of archaeological sites and advises on the possible impacts and mitigations when these sites are located on property being developed. If an archeological site is discovered or artifacts are unearthed during construction, the State Office of Archaeology and Historic Preservation must be contacted for further direction.

3.8. TRANSPORTATION AND CIRCULATION

3.8.1. Transportation and Circulation – Existing Conditions

Transportation is intricately tied to land use and the pattern of development that evolves as an urban area grows. A transportation system includes various travel modes, such as pedestrian, bicycle, bus, automobile, freight truck, railroad, and airplanes. A multi-modal

transportation network includes and connects all of these different travel modes in an effective and efficient manner, including connections within and between modes.

The Growth Management Act (GMA) requires jurisdictions to adopt Level of Service (LOS) standards for both highway and transit services. The GMA requires that each jurisdiction's LOS standards be coordinated within the region and be supported by local regulations. The City of Liberty Lake utilizes the Spokane County level of service calculations which are based upon travel delay and is expressed as letters "A" through "F", with "A" being the highest or best travel condition and "F" being the lowest or worst condition. The lowest acceptable level of service for signalized (S) arterial intersections has been set at "D." The lowest acceptable level of service for unsignalized (U) arterial intersections in "E." This standard for LOS conforms to the latest edition of the Highway Capacity Manual, Special Report 209, published by the Transportation Research Board.

Liberty Lake has two unsignalized intersections; Molter/Appleway with an LOS of C, and Harvard/Indiana with an LOS of B. Both signalized intersections within Liberty Lake have a C LOS and are located at Liberty Lake/Appleway and Liberty Lake/Country Vista.

TABLE 3.13

(U) unsignalized		(S) signalized	
LOS	Delay	LOS	Delay
A	0-10 sec.	A	0-10 sec.
B	10-15 sec.	B	10-20 sec.
C	15-25 sec.	C	20-35 sec.
D	25-35 sec.	D	35-55 sec.
E	35-50 sec.	E	55-80 sec.
F	50+ sec.	F	80+ sec.

An underlying assumption of urban growth areas is that the city will ultimately annex its UGA and assume responsibility for the road network. Therefore, a carefully planned and coordinated transportation system is essential. Spokane County and the City of Liberty Lake are using compatible street standards to provide safe and efficient multimodal movement of people and goods and adequate levels of service as these areas develop to urban densities and are ultimately annexed to the City.

New and improved transportation facilities will be needed as growth occurs. The amount that is spent on building new roads and on improving existing ones is at least partially dependent on the land use alternatives that are chosen and the demands that those alternatives will put on the various transportation modes. Providing transportation infrastructure at the same time as, or in advance of, development can be much more cost-effective than retrofitting inadequate road infrastructure after development has occurred.

One measure to ensure transportation impacts are addressed proactively is concurrency. Concurrency involves matching public facilities and new development. The concept of concurrency predates the Growth Management Act for some public facilities, specifically through SEPA mitigation requirements. The GMA extends concurrency to transportation facilities by requiring that new development be served by adequate roads

and public transportation service, and that development is not permitted to cause these transportation facilities to operate below level of service standards that are adopted by local governments in their comprehensive plans. "Adequate capacity refers to the maintenance of concurrency" (WAC 365-195-835).

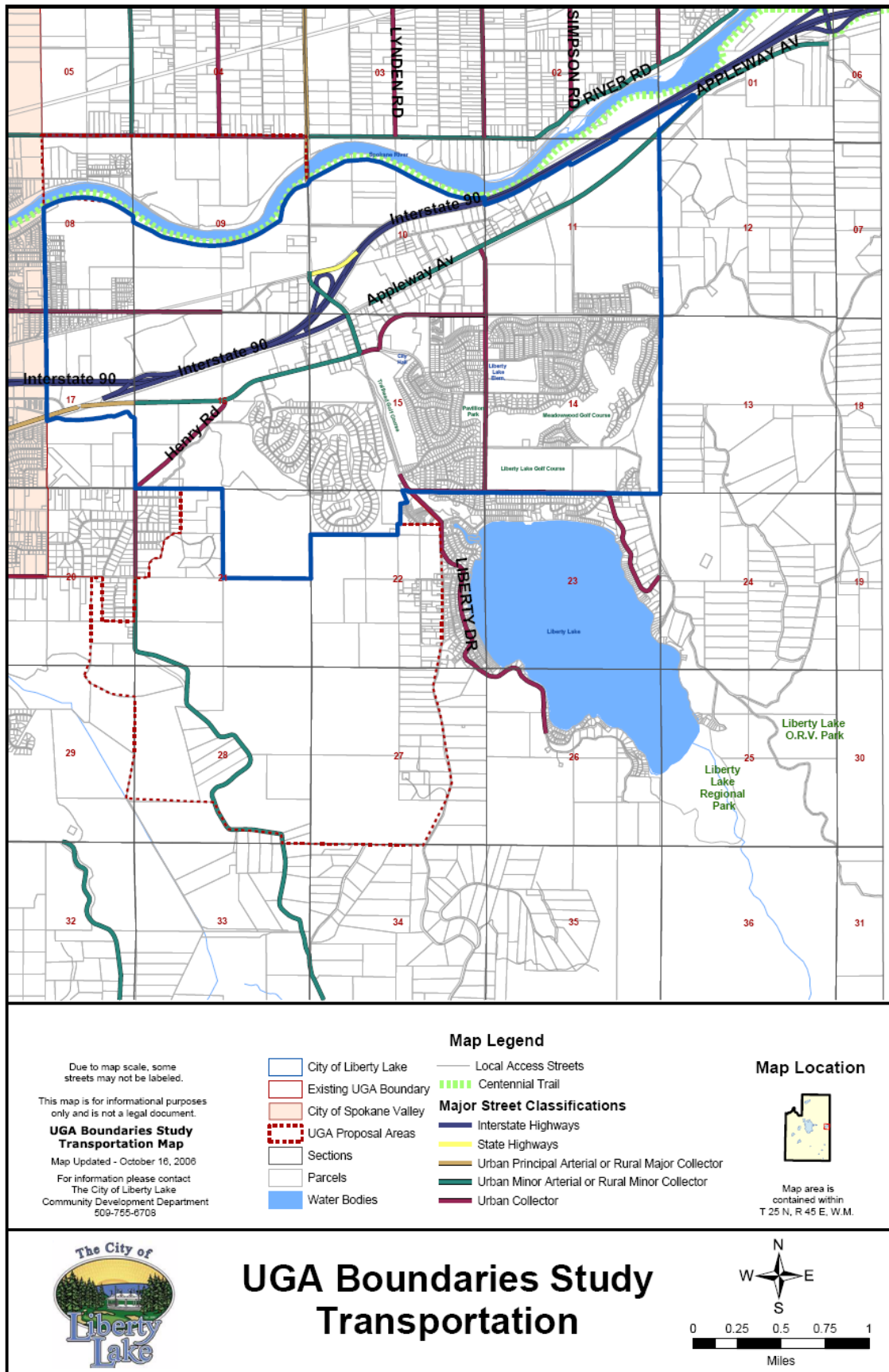
Annually the City reviews and updates its Transportation Improvement Plan (T.I.P.) and includes the projects within the Capital Improvement Plan (CIP). Transportation improvements are funded through the City General Fund, Harvard Road Fees, Federal, State, and various Local Funds such as LID funds. The constructions of new local access streets are the responsibility of developers when associated with new development projects.

Arterial and Collector Streets

Arterial and collector street designs are generally based on capacity or the volume of traffic they are intended to carry. The City of Liberty Lake has two types of arterial and collector streets and each have Average Daily Traffic (ADT) below design capacity. They are classified as follows:

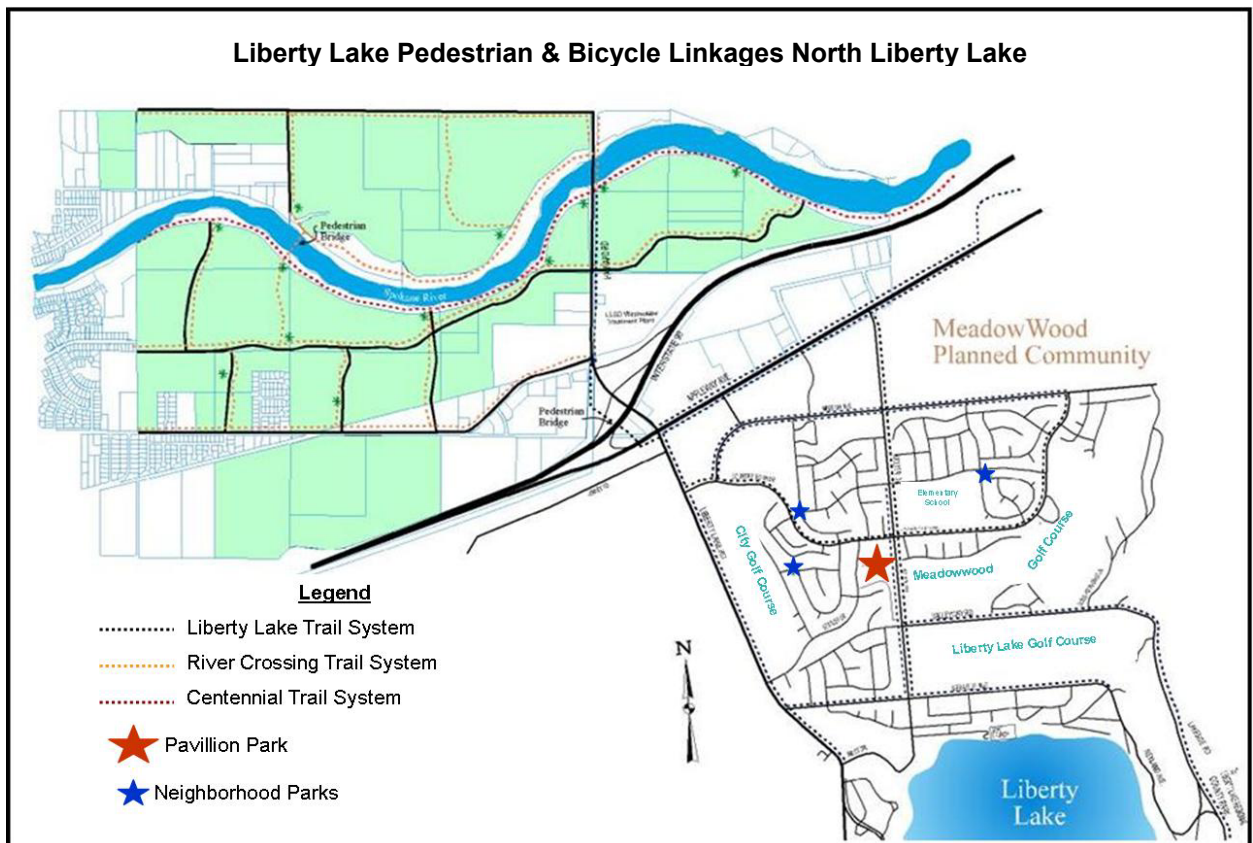
TABLE 3.9

NO.	ROAD NAME	FROM	TO	DISTANCE(MILES)	RURAL CLASSIFICATIONS	URBAN CLASSIFICATIONS
1	HENRY RD	SPRAGUE AVE.	COUNTRY VISTA DR.	0.72	8-MINOR COLLECTOR	17-COLLECTOR
2	COUNTRY VISTA DR.	HENRY RD.	MISSION AVE.	0.9	7-MAJOR COLLECTOR	18-MINOR ARTERIAL
3	COUNTRY VISTA DR.	MISSION AVE. (WEST)	MISSION AVE. (EAST)	1.67	8-MINOR COLLECTOR	17-COLLECTOR
4	MISSION AVE.	WEST CITY BOUNDARY	HARVARD RD.	0.54	7-MAJOR COLLECTOR	18-MINOR ARTERIAL
5	MISSION AVE.	COUNTRY VISTA DR.	350' E OF MOLTER RD.	0.79	7-MAJOR COLLECTOR	18-MINOR ARTERIAL
6	MISSION AVE.	350' E OF MOLTER RD.	EAST CITY BOUNDARY	0.94	8-MINOR COLLECTOR	17-COLLECTOR
7	HARVARD RD.	MISSION AVE.	SPOKANE RIVER BRIDGE	0.6	8-MINOR ARTERIAL	18-MINOR ARTERIAL
8	LIBERTY LAKE RD.	SPRAGUE AVE.	APPLEWAY AVE.	1.06	7-MAJOR COLLECTOR	18-MINOR ARTERIAL
9	LIBERTY LAKE RD.	APPLEWAY AVE.	MISSION AVE.	0.26	7-MAJOR COLLECTOR	18-MINOR ARTERIAL
10	MOLTER RD.	SPRAGUE AVE.	MISSION AVE.	1.01	7-MAJOR COLLECTOR	18-MINOR ARTERIAL
11	MOLTER RD.	MISSION AVE.	APPLEWAY AVE.	0.4	7-MAJOR COLLECTOR	18-MINOR ARTERIAL
12	APPLEWAY AVE.	LIBERTY LAKE RD.	SIMPSON RD.	1.44	8-MINOR ARTERIAL	18-MINOR ARTERIAL
13	VALLEYWAY AVE.	MOLTER RD.	LAKESIDE RD.	0.92	7-MAJOR COLLECTOR	18-MINOR ARTERIAL
14	LAKESIDE RD.	VALLEYWAY	SOUTH CITY BOUNDARY	0.18	8-MINOR COLLECTOR	17-COLLECTOR
15	SPRAGUE AVE.	LIBERTY LAKE RD.	MOLTER RD.	0.43	7-MAJOR COLLECTOR	18-MINOR ARTERIAL
16	SPRAGUE AVE.	MOLTER RD.	GAGE ST.	0.68	8-MINOR COLLECTOR	17-COLLECTOR



MAP 3.12

3.10.1. Bicycle and Pedestrian Facilities



MAP 3.13

3.10.1.2 State Highways

In the Liberty Lake area, the state highway system includes one freeway, Interstate 90.

3.10.1.3 Access Management

In 1991, the legislature enacted Washington access control legislation. Under WAC Chapter 468-52, the Washington State Department of Transportation was charged with the implementation of the access control classification system and the establishment of standards and procedures for the regulation and control of ingress to and egress from the State Highway System. Key among the specifications is the spacing of access points for intersections.

3.10.1.4 Regional Transportation Planning

The Spokane Regional Transportation Council (SRTC) is responsible for regional transportation planning in Spokane County. This responsibility is established in Title 23 (Highways), and Title 49 (Transportation), Code of Federal Regulations. The Governor of Washington designated SRTC as the Metropolitan Planning Organization (MPO) responsible for carrying out federal transportation requirements and as the Regional Transportation Planning Organization (RTPO) responsible regional transportation planning requirements imposed by the Growth Management Act (GMA).

STRC is in the process of running the regional transportation model that will analyze the capacity of the existing systems to carry the projected demand on the regional transportation system based on projected population and employment growth.

3.10.1.5 Spokane Transportation Authority (STA)

Spokane Transit Authority (STA) provides varying levels of public transportation service to all parts of Spokane County. In Liberty Lake, STA provides park and ride services in addition to bus route service.

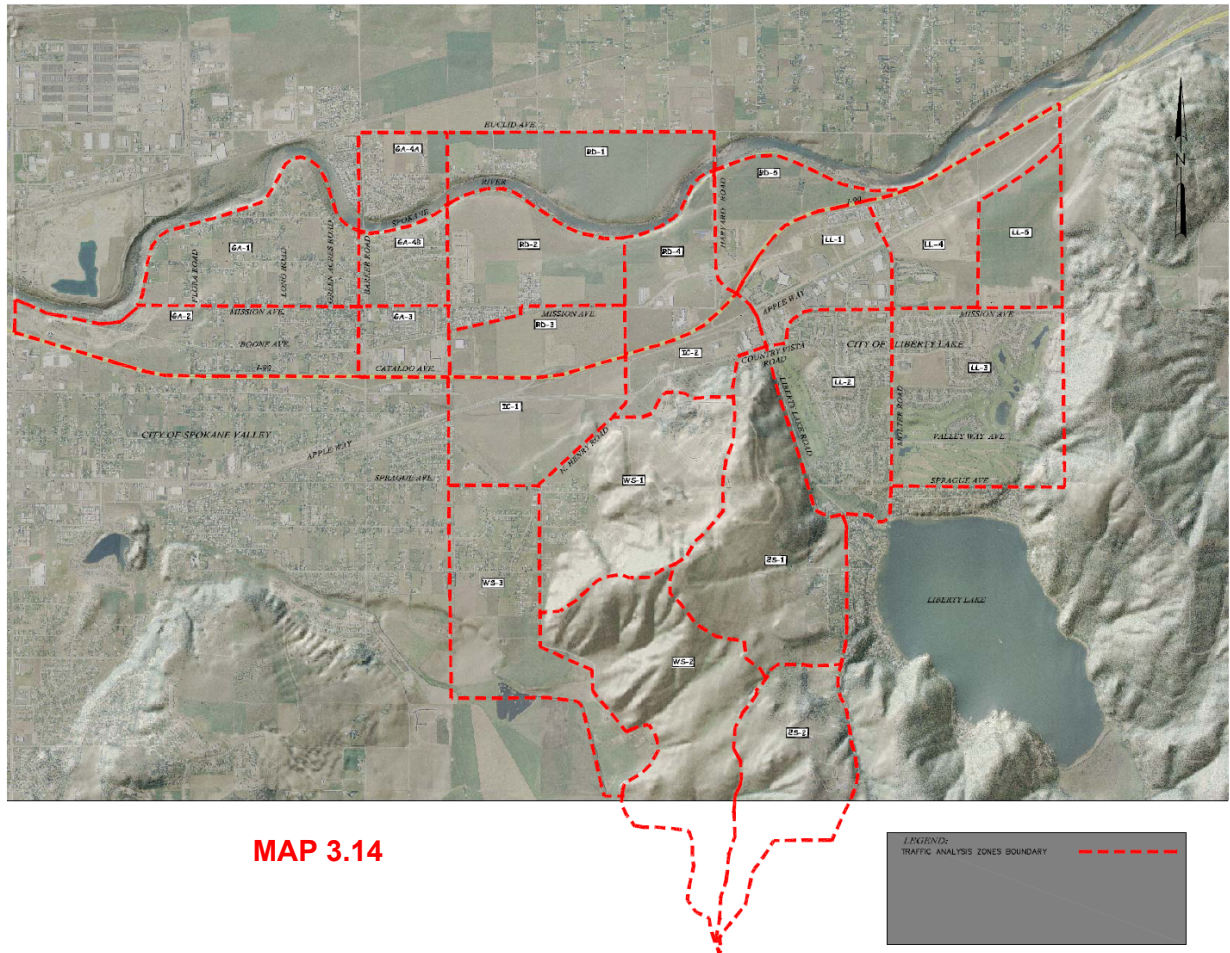
3.8.2. Transportation and Circulation – Impacts

While the growth alternatives discussed in this EIS are based on the same 20-year population projection, each alternative distributes the growth (primarily the residential growth) in different ways. Options exist for mitigating impacts other than by roadway width increases (which can have the effect of reducing mode share for non-motorized modes and transit.)

The alternatives differ in the amount of land required for urban growth and the intensity with which that land is developed in terms of residential densities, allowable building height, size and floor area of commercial and industrial structures, and the mix of land uses. Population growth is expected to create additional demand for transportation facilities and services under all alternatives. However, the impacts on the various modes of transportation and associated capital improvements are different for each alternative.

The major areas for commercial and industrial employment growth and, therefore peak hour motor vehicle trip generation are assumed to be similar under each alternative. While there could be an increase in industrial and commercial uses, the impacts have been considered as part of the Liberty Lake Mitigation Plan. Therefore, the improvements proposed in City Transportation Improvement Programs and the Capital Facilities and Comprehensive Plans are expected to mitigate the impacts of future development and the corresponding increased demand on city streets.

LIBERTY LAKE TRAFFIC MITIGATION PLAN TRAFFIC ANALYSIS ZONES AND PEAK VOLUMES



MAP 3.14

<p>BURN-YEAGER & ASSOCIATES, INC. CONSULTING ENGINEERS - LAND SURVEYORS 3021 N. HETTER RD., STE. #102, COLEMAN, IDAHO 83414 (208)202-0820 219 PINE ST. SANDPOINT, IDAHO 83844 (208)265-4605 103 N. JACKSON WISDOM, IDAHO 83843 (208)853-3750</p>		<p>FILE NAME: PROJECT DRAWING NO.: DATE: 8-11-2006 SHEET NUMBER: 1</p>
---	--	--

ATTACHMENT C

Alternative 1 - No Action

Under this alternative, growth would occur within existing City limits at existing zoning and increased residential densities. Generally, the No Action Alternative would be expected to:

- Create a shortage of land for urban residential development resulting in increased housing costs and pushing development and transportation impacts into surrounding rural areas of the County.
- Continue the present trend of dependence on private automobiles for transportation;
- Increase traffic congestion on City and County arterials;

Alternatives 2- 7 - Adjusted UGA

Under these alternatives, land inside the City and existing UGA would retain its existing zoning and possibly slightly higher residential densities and the UGA boundary would be adjusted sufficiently to accommodate the projected population growth. Land added to the

UGA would be rezoned from rural densities to urban densities of at least 4 units per acre and would become eligible for City sewer and water and annexation.

Expansion of the UGA boundary at existing residential densities and under existing development conditions would be expected to have impacts similar to Alternative 1, and would generally:

- Depending on how large the expanded UGA becomes, provide more than enough land for the projected 20-year population growth.
- Increase dependence on private automobiles for transportation;
- Increase traffic congestion on City and County arterials;
- Increase commuting times for drivers, transit riders, and bicyclists;
- Increase air and water pollution from motor vehicles due to increase in vehicle miles traveled;
- Reduce efficiency and cost-effectiveness of public transportation;
- Require capital improvements and maintenance of the transportation network..

3.8.3. Transportation and Circulation – Mitigating Measures

As the City develop at urban densities over the 20- year planning period many transportation improvements will be required throughout the planning area based on the impacts described above. The transportation improvement projects listed below are identified in City's transportation plans and will be made as warranted and approved by Liberty Lake City Council, WSDOT, and SRTC.

Street Improvements

I-90 Interchange

- Reconstruct WB On / Off Ramps (remove loop ramp)
- Widen/Reconstruct Interstate Bridge to 5-Lane
- WB On Ramp: Dual Turn Lanes for S to W Movement
- EB Off Ramp: Turn Lane for E to N Movement

Henry Road

Molter to E 11th (approx) - Widen / Reconstruct / Pave to 2-Lane

- Widen / Reconstruct / Pave to 2-Lane

E 11th to Sprague Avenue

- Widen / Reconstruct to 3-Lane

Sprague Intersection - Reconstruct and Signalize Intersection

Construct a new 4-phase signalized intersection. Each Sprague Avenue leg will be widened for approximately 200 feet from the existing 2-lane to 3-lane sections with striped turn bays added for left turn movements. Henry Road's south leg will require approximately 200 feet of widening from the existing 2-lane to a 3-lane section to include a left turn bay for north to west movement. Henry Road's north leg will be widened from

the existing 2-lane to a 5-lane section that provides: two northbound through lanes, one southbound through lane, a left turn bay for the south to east movement, and a right turn bay for south to west movement. All four legs include curb, gutter, and sidewalk. Approximately 20,000 square feet of right of way is assumed to be acquired for the widening.

Sprague Avenue to Country Vista - Widen / Reconstruct to 4-Lane

Widen 0.5-miles of existing 2-lane roadway to 4-lanes. Local access roads and individual approaches will be improved. Edge treatments incorporate curb, gutter and sidewalk. Approximately 74,000 square feet of right of way is assumed to be acquired for the widening.

Country Vista Intersection (new) - Signalize

Construct a new 4-phase signalized intersection. For Henry Road, a 5-lane section providing roadway width continuity and turn bays for left turn movements will be constructed. Incidental striping, curb, gutter, and sidewalks are also included. Approximately 29,800 square feet of right of way is assumed to be acquired for the widening.

Country Vista to I-90 Interchange (new) - Construct (new) 5-Lane

Construct 0.1-miles of new 5-lane roadway to achieve continuity with the bridge widening through Country Vista Avenue. Edge treatments incorporate curb, gutter and sidewalk. Approximately 44,350 square feet of right of way is assumed to be acquired for the widening.

Henry Road (continued)

I-90 Interchange - Reconstruct Interchange and Bridge

Reconstruct the existing I-90 partial interchange to a fully terminal tight diamond interchange. Install two new 3-phase signals to regulate on and off-ramp movements. Widen and construct four 1-mile I-90 auxiliary lanes between I-90 interchanges (Barker and Harvard) to accommodate multi-interchange on and off-ramp weaving. Widen and reconstruct the existing I-90 westbound off-ramp bridge to a 5-Lane bridge. Approximately 1/2 mile of I-90 realignment is included. Approximately 20-acres of right of way is assumed to be acquired for the interchange and realignment.

I-90 Interchange to Mission (new) - Construct (new) 2 / 5-Lane

Construct 0.25-miles of new 5-lane roadway to achieve continuity with bridge widening through the regional retail shopping sites to the north. Construct approximately 300 feet of taper north and 300 feet of 2-lane roadway terminating at Old Mission Avenue. The 5-lane section will incorporate hard divided median and left turn bays at combined retail accesses, curb, gutter and sidewalk. Edge treatments for the taper and 2-lane segments include drainage improvements, curb, gutter and an asphalt pedestrian-bicycle path. Right-of-way needs assumed to be developer provided.

Mission Intersection (new) - Signalize (by warrant)

Construct a new 2-phase signal that optimizes east to south and north to west movements. All three legs of the intersection will be widened for 200 feet to

accommodate turn bays. Left turn bays for the south and east legs and a right turn bay for the west leg. Right-of-way needs assumed to be developer provided.

Mission to Indiana (new Hall Road) - Construct (new) 2-Lane

Construct approximately 0.75-miles of new 2-lane roadway. Edge treatments to include drainage improvements, curb, gutter and an asphalt pedestrian-bicycle path. Right-of-way needs assumed to be developer provided.

Road

Powerline Easement to Mission - Construct (new) 2-Lane- Construct (new) 2-Lane

Construction of approximately 0.75-miles of new 2-lane roadway. Edge treatments to include drainage improvements with curb, gutter and an asphalt pedestrian-bicycle path. Right-of-way needs assumed to be developer provided.

K Road

Indiana to Mission - Construct (new) 2-Lane

Construction of approximately 0.4-miles of new 2-lane roadway. Edge treatments to include drainage improvements with curb, gutter and an asphalt pedestrian-bicycle path. Right-of-way needs assumed to be developer provided.

H Road

Indiana to Mission - Construct (new) 2-Lane

Construction of approximately 0.25-miles of new 2-lane roadway. Edge treatments to include drainage improvements with curb, gutter and an asphalt pedestrian-bicycle path. Right-of-way needs assumed to be developer provided.

Harvard Road

I-90 Interchange - Widen/Reconstruct Bridge to 5-Lane & Increase Turn Movement Capacity

- Widen and reconstruct the existing 2-lane bridge to a 5-lane. About 1/2 mile of I-90 realignment is assumed. Approximately 10-acres of right of way is assumed to be acquired for the widening.

- Widen the existing I-90 eastbound off-ramp for approximately 400 feet to accommodate a dedicated right turn lane. Upgrade the existing signalized intersection to provide a green arrow for south movement. Incidental striping and signage are also included. Approximately 6,700 square feet of right of way is assumed to be acquired for the widening.

- Widen approximately 200 feet of the existing intersection's southbound leg and add dual right turn lanes for the south to west movement onto the existing I-90 eastbound on-ramp. Incidental striping, signage, curb, gutter, and pathway tie-ins are also included. Approximately 4,200 square feet of right of way is assumed to be acquired for the widening.

- Widen and reconstruct approximately 400 feet of the existing I-90 west bound off-ramp to accommodate dual stop controlled right turn lanes. Incidental striping and signage

are also included. Approximately 6,700 square feet of right of way is assumed to be acquired for the widening.

I-90 Interchange to Mission - Widen / Reconstruct to 5-Lane

Widen and reconstruct approximately 0.25-miles of existing 2/5-lane roadway segment to a full 5-lane section to achieve continuity with bridge widening and the existing 5-lane section south of Appleway Avenue. Existing trail separation/tie-in required. Approximately 60,200 square feet of right of way is assumed to be acquired for the widening.

Harvard Road (continued) Mission Intersection - Signalize

Construct a new 3-phase signal to replace the existing Mission Avenue and I-90 westbound off-ramp stop controlled intersection. Intersection improvements include constructing a 400 feet of 6-lane for the south leg to provide for a dual north to west turn movement and widening of the north leg to a 5-lane section to provide for a 200 foot dedicated right hand turn lane are required. Incidental striping, signage, curb, gutter, drainage and pathway tie-ins are also included. Approximately 30,000 square feet of right of way is assumed to be acquired for the widening.

Indiana Intersection - Signalize

Construct a new 4-phase signalized intersection. Each Indiana Avenue leg will be a new 3-lane section providing turn bays for left turn movements and include curb, gutter and sidewalk. Harvard Road's existing 4-lane section will be re-striped to 5-lanes adding left turn bays for signalized left turn movements. Incidental curb, gutter, drainage and pathway tie-ins are also included. Right of way need along Indiana Avenue is to be developer provided.

Liberty Lake Road E Country Vista Intersection – Roundabout

Replace the existing 4-way stop controlled intersection with a single-lane roundabout. Incidental striping, signage, curb, gutter, drainage and pathway tie-ins are also included. Right of way needs require assessment.

Molter Road Mission Intersection - Roundabout

Replace the existing signalized intersection with a dual-lane, large radius roundabout. Incidental striping, signage, curb, gutter, drainage and pathway tie-ins are also included. Right of way needs require assessment.

Appleway Intersection - Signalize (by warrant)

Construct a new 2-phase signalized intersection to replace the stop controlled Molter Road. Incidental striping, curb, gutter, drainage and pathway tie-ins are also included. Construction is anticipated to remain in existing right of way.

N Simpson Road Mission to Appleway (new) - Construct / Pave to 2-lane w/ L-turn bays

Construct and pave approximately 0.6-miles of new 2-lane roadway. To accommodate left turn bays at arterial roads, 200 foot long, 3-lane road sections are to be provided for the north leg of the Mission Avenue intersection and for the south leg of the Appleway Avenue. Edge treatments to include drainage improvements with curb, gutter and an asphalt pedestrian-bicycle path. Right-of-way needs, if required, assumed to be developer provided.

Hodges to Henry - Widen/Reconstruct to 3-Lane

Widen 0.5-miles of existing 2-lane roadway to 3-lanes. Center lane to accommodate free-running left and left turn bays via painted median. Local access roads and individual approaches will be improved. Open roadside ditches to receive stormwater and a separated-asphalt path for pedestrian and bicycle use will be included. Approximately 63,400 square feet of right of way is assumed to be acquired for the widening.

Henry to K - Reconstruct/Construct (new alignment) to 3-Lane

Widen 0.8-miles of existing 2-lane roadway to 3-lanes and construct approximately 0.3-miles of new 3-lane roadway along a new alignment. Center lane to accommodate free-running left and left turn bays via painted median. Local access roads and individual approaches will be improved. Open roadside ditches to receive stormwater and a asphalt-asphalt path for pedestrian and bicycle use will be included. Right-of-way needs be developer provided.

Mission Avenue (continued)

K to H - Construct (new alignment) to 3-Lane

Construct approximately 0.5-miles of new 3-lane roadway along a new alignment. Center lane to accommodate free-running left and left turn bays via painted median. Local access roads and individual approaches will be improved. Open roadside ditches to receive stormwater and as asphalt-asphalt path for pedestrian and bicycle use will be included. Right-of-way needs to be developer provided.

Powerline Easement to K - Construct (new) to 2-Lane w/ L-turn bays

Construction of approximately 0.5-miles of new 2-lane roadway. Two 400 foot long, 3-lane road sections are to be provided for intersection turn cueing at L and K Streets. Edge treatments to include drainage improvements with one side of the roadway housing an curb, gutter and an asphalt pedestrian-bicycle path. Right-of-way needs to be developer provided.

K to H - Construct (new) to 2-Lane w/R- & L-turn bays

Construction of approximately 0.5-miles of new 2-lane roadway. One 200 foot long, 3-lane road section west of H Street is to be provided for east to north movement intersection turn cueing at H Street. Edge treatments to include drainage improvements with one side of the roadway housing an curb, gutter and an asphalt pedestrian-bicycle path. Right-of-way needs to be developer provided.

H to Harvard - Construct (new) to 2-Lane

Construction of approximately 0.25-miles of new 2-lane urban roadway. The overall section width will be 4-lanes and incorporate parallel curb parking, curb, gutter and sidewalk. Right-of-way needs to be developer provided.

E of Harvard - Construct (new) to 2-Lane

Construct approximately 1.4-miles of new 2-lane roadway. Three 200 foot long, 3-lane road sections are to be provided for intersection turn cueing at local access streets. Edge treatments to include drainage improvements with one side of the roadway housing an curb, gutter and an asphalt pedestrian-bicycle path. Right-of-way needs to be developer provided.

Hodges to Harvard - Widen/Reconstruct to 3-Lane

Widen 1.5-miles of existing 2-lane roadway to 3-lanes. Center lane to accommodate free-running left and left turn bays via painted median. Local access roads and individual approaches will be improved. Open roadside ditches to receive stormwater and a asphalt-asphalt path for pedestrian and bicycle use will be included. Right-of-way needs to be developer provided.

3.8.3.1. Other Mitigating Measures

The following mitigating measures could be incorporated to mitigate the adverse impacts of all alternative growth scenarios:

- Continue City participation in the regional transportation planning process through the SRTC
- Ensure that adequate transportation facilities are available to serve new development.
- Utilize SRTC forecasting model to anticipate future traffic growth so transportation facilities can be provided in a timely and coordinated manner.
- Encourage land use patterns that reduce vehicle trips and vehicle miles traveled.
- Develop neighborhood commercial centers and locate higher density housing convenient to jobs and services to ensure pedestrian and bicycle access to transit lines, and to encourage bicycle, pedestrian and transit commute trips.
- Continue to support Commute Trip Reduction (CTR) programs aimed at reducing congestion, air pollution and energy consumption by reducing the number of single occupant vehicles being driven.
- Continue to improve the linkages within the bicycle and pedestrian network to encourage pedestrian and transit commute trips.

APPENDIX A: GLOSSARY

GLOSSARY OF TERMS

Affordable Housing: A standard developed by the Federal Department of Housing and Urban Development (HUD) which states, "affordable housing is generally defined as housing where the occupant is paying no more than 30 percent of gross income for gross housing costs, including utility costs."

Best Management Practices: Specific techniques of construction, design, methodology, and timing to minimize impacts on the environment. Generally accepted as the best tools and techniques available in resource management and protection.

Capital Facilities Plan: A mandatory element of a comprehensive plan containing an inventory of existing facilities including water systems, sanitary sewer systems, storm-water facilities, schools parks and recreational facilities, police and fire protection facilities, a forecast for future needs and a plan for financing necessary improvements.

Comprehensive Plan: A coordinated land use policy statement that is adopted by local jurisdictions in accordance with the Growth Management Act. Required elements of the plan include land use, capital facilities, utilities, transportation, and housing.

Concurrency: The Growth Management Act encourages urban levels of development to be served with the full range of urban services at the time of – or concurrently with – construction. In addition, the GMA specifically requires that transportation infrastructure, and/or mitigation strategies, be provided or funded concurrently with new development.

County-wide Planning Policies: Counties planning under the Growth Management Act must adopt "a written policy statement or statements used solely for establishing a county-wide framework from which county and city comprehensive plans are developed and adopted..." (RCW 36.70A.210).

Critical Areas: Include wetlands, aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, steep slopes, and geologically hazardous areas and their ecosystems.

Development Regulations: Any controls placed on development or land use activities by the City or County including zoning ordinances, subdivision regulations, and environmental regulations.

Environmental Impact Statement (EIS): Document required by the State Environmental Policy Act to inform citizens and decision makers about the environmental consequences of a pending private or governmental action. A draft and final document are issued.

Environmentally Sensitive Areas: See "Critical Areas".

Geographic Information System (GIS): A computer system that integrates mapping graphics with relational database information. A GIS can perform environmental and statistical analysis on multiple map and database layers simultaneously to provide

information on topography, environmental features, infrastructure (roads and utilities), land use, zoning, and subdivision of land.

Greenbelts/Greenways: These are undeveloped open space, natural areas, including agricultural lands, golf courses and other recreational uses, wildlife corridors and similar uses.

Growth Alternatives: Different approaches that the City and County could employ to accommodate the population projected over the 20-year planning period. These alternatives, and the anticipated impact of each one, are examined in this EIS document..

Growth Management Act (GMA): RCW 36.70A, adopted by the Washington State Legislature in 1990, requires selected cities and counties (including Liberty Lake and Spokane County) to prepare or update coordinated comprehensive plans to accommodate increasing populations and urban growth. The GMA is comprised of 13 general goals to guide the development of comprehensive plans (See Appendix B). The framework of the GMA mandates that several minimum requirements be met, but allows local jurisdictions to decide how best to meet these minimum requirements.

Impact Fees: RCW 82.02 authorizes local governments planning under the GMA to establish and collect impact fees to ensure that new development pays its fair share of the cost of providing the public facilities necessary to serve the new development. Under RCW 82.02.090, the definition of “public facilities” includes (a) public streets and roads, (b) publicly owned parks, open space, and recreation facilities, (c) school facilities, and (d) fire protection facilities in jurisdictions that are not part of a fire district. The City of Liberty Lake currently requires impact fees for public streets

Infill: A growth strategy under which future population growth and development is directed to areas within existing city and Urban Growth Area boundaries. Infill development refers to the use of vacant and/or redevelopable lots and parcels within established neighborhoods prior to the conversion of undisturbed land at the edge of the city. Infill strategies are typically used to combat sprawling development patterns.

Infrastructure: See "Public Facilities".

Interlocal Agreements: An agreement intended to apply within designated Urban Growth Areas to set clear and reasonable criteria for orderly annexations including guidelines on size and timing of annexations and urban levels of development appropriate development standards and tax revenue sharing provisions. Participants in the agreement could include the county, any adjacent city, affected fire districts (if applicable) and any other utility provider.

Land Supply: The net amount of vacant or underutilized land available for development; usually expressed in terms of gross and net (reductions for environmentally sensitive areas, infrastructure needs, market factors, etc.) acres; jurisdictions planning under the Growth Management Act are required to provide an adequate supply of appropriately zoned land to meet the anticipated population growth over the 20-year planning period.

Level of Service (LOS): A measure of the operating characteristics of a transportation facility, such as a street intersection. The state Growth Management Act requires LOS

for arterial streets and transit routes, meaning that the City must establish targets for the performance of those facilities.

Level of Service may also be calculated and applied to public services and facilities other than transportation. LOS standards typically provide a target or threshold for public services and facilities to meet. In the case of transportation facilities, if traffic impacts caused by development exceed the adopted LOS standard, then the development can be denied unless mitigation is provided concurrently with development (See Concurrency, above).

Mode: A method of travel, such as pedestrian, bicycle, transit, automobile, or train.

Multi-modal: Refers to the integration and coordination of multiple modes of travel within a local area or region.

Natural Resource Lands: Natural Resource Lands include agricultural, forestry, and mineral resource lands that are not already characterized by urban growth and that have long-term significance for the commercial production of food or other agricultural products, for the commercial production of timber, and that have long term significance for the extraction of minerals.

Office of Financial Management (OFM): State agency which provides population projections to local jurisdictions.

Private Utilities: Water and/or sewer service owned and operated by an entity other than a political subdivision of the federal, state or tribal governments.

Public Facilities: Streets, highways, sidewalks, street and traffic lighting systems, water systems, storm and sanitary sewer systems, solid waste collection, parks and other recreational facilities, and public schools.

Public Services: Fire protection, emergency medical services, law enforcement, public health, education, recreation, environmental protection, and other governmental services.

Public Utilities: Water and/or sewer services owned and operated by a political subdivision of federal, state or tribal governments (includes water and sewer districts and public utility districts).

Rural Lands: Lands that are not within an urban growth area boundary and are not designated as natural resource lands.

SEPA: State Environmental Policy Act requiring review of environmental impacts associated with certain project and non-project actions.

Urbanization: Refers to growth that makes intensive use of land for the location of buildings and impermeable surfaces to such a degree as to be incompatible with the use of such land for the production of food or other agricultural products, or the extraction of mineral resources.

Urban Growth Area (UGA): Areas that are currently outside of city limits, but designated to receive urban services and eventually be annexed to cities. The

Growth Management Act requires that all cities have designated UGA's.

Urban Level of Service: The minimum level of urban facilities and services, including sanitary sewer, water service, police protection, fire protection and emergency medical services, parks and recreation programs, solid waste management, electric service, land use controls, communication facilities and public schools, to support urban levels of development. A full range of services would add urban public transit, natural gas, storm drainage facilities, street lighting, libraries, local parks, local recreation facilities and services, and health services.

Zoning: Land use regulatory tool used by jurisdictions to designate land as appropriate for particular types of land uses, such as residential, commercial, industrial, public, etc. Zoning also usually includes minimum and maximum net densities at which the designated land uses can be developed.

APPENDIX B: DISTRIBUTION LIST

DS w/ Scoping Notice Distribution List (Comment Period 10/3/06 - 10/24/06)

Name	Address
Welch Comer Engineers (City Engineer)	1626 Lincoln Way Coeur d'Alene, ID 83814
Liberty Lake Sewer District Attn: Larry White	22510 E. Mission Liberty Lake, WA 99019
Spokane County Fire District #1	10319 E. Sprague Ave. Spokane, WA 99206
WA State Dept. of Transportation Attn: Greg Figg	2714 N. Mayfair St. Spokane, WA 99207
SCAPCA Attn: Chuck Studer	1101 W. College Ave. Public Health Bldg. Rm. 403 Spokane, WA 99201
Avista Utilities Attn: Gayle Pettinger	1411 E. Mission Spokane, WA 99220
Qwest Attn: Dave Clark	904 N. Columbus Spokane, WA 99202
Community Cable Attn: Martin Howser	729 S. Bernard St. Spokane, WA 99204
WA State Dept. of Ecology Attn: SEPA Unit	P.O. Box 47703 Olympia, WA 98504-7703
WA State Dept. of Ecology Attn: Terri Miller	4601 N. Monroe Street Spokane, WA 99205-1295
WA State Dept. of Health Attn: Scott Torpie	Spokane Regional Office 1500 W. 4th Ave., Suite 305 Spokane, WA 99204
Spokane Regional Health District Attn: Steve Holderby	Environmental Resources / Liquid and Solid Waste 1101 W. College Ave., Public Health Building Spokane, WA 99201-2095
Spokane County Building & Planning Dept. Attn: John Pederson	1026 W. Broadway Ave. Spokane, WA 99260-0050
Spokane County Engineering & Roads Attn: Pat Harper	1026 W. Broadway Ave. Spokane, WA 99260-0170
Spokane County Utilities Attn: Jim Red	1026 W. Broadway Ave. Spokane, WA 99260-0430
City of Spokane Valley Community Development Dept.	11707 E. Sprague Ave., Suite 106 Spokane, WA 99206
Central Valley School District Attn: Dave Jackman	19307 E. Cataldo Greenacres, WA 99016
Consolidated Irrigation District	120 N. Greenacres

	Greenacres, WA 99016
TransCanada Attn: Steven McNulty	534 E. Trent Ave., Ste. 100 Spokane, WA 99202
Spectrum Fiber Network	PO Box 20087 Spokane, WA 99204
WA State Dept. of Fish & Wildlife Attn: Karin Divens	2315 N. Discovery Pl. Spokane Valley, WA 99216
Spokane County Boundary Review Board	1026 W. Broadway Ave. Spokane, WA 99260
Members of the public that submitted comments from September - beginning of October	
Emailed to public notice group	
Posted on City Website www.libertylakewa.gov/development/public_notices.asp	
Published in 10/6/06 & 10/13/06 Valley News Herald (official City newspaper)	
Published in 10/19/06 Liberty Lake Splash	

Notice of Availability of DEIS Distribution List (Comment Period 11/8/06 - 12/8/06)

Name	Address
Welch Comer Engineers (City Engineer)	1626 Lincoln Way Coeur d'Alene, ID 83814
Liberty Lake Sewer District Attn: Larry White	22510 E. Mission Liberty Lake, WA 99019
Spokane County Fire District #1	10319 E. Sprague Ave. Spokane, WA 99206
WA State Dept. of Transportation Attn: Greg Figg	2714 N. Mayfair St. Spokane, WA 99207
SCAPCA Attn: Chuck Studer	1101 W. College Ave. Public Health Bldg. Rm. 403 Spokane, WA 99201
Avista Utilities Attn: Gayle Pettinger	1411 E. Mission Spokane, WA 99220
Qwest Attn: Dave Clark	904 N. Columbus Spokane, WA 99202
Community Cable Attn: Martin Howser	729 S. Bernard St. Spokane, WA 99204
WA State Dept. of Ecology Attn: SEPA Unit	P.O. Box 47703 Olympia, WA 98504-7703
WA State Dept. of Ecology Attn: Terri Miller	4601 N. Monroe Street Spokane, WA 99205-1295
WA State Dept. of Health Attn: Scott Torpie	Spokane Regional Office 1500 W. 4th Ave., Suite 305 Spokane, WA 99204
Spokane Regional Health District Attn: Steve Holderby	Environmental Resources / Liquid and Solid Waste 1101 W. College Ave., Public Health Building Spokane, WA 99201-2095
Spokane County Building & Planning Dept. Attn: John Pederson	1026 W. Broadway Ave. Spokane, WA 99260-0050
Spokane County Engineering & Roads Attn: Pat Harper	1026 W. Broadway Ave. Spokane, WA 99260-0170
Spokane County Utilities Attn: Jim Red	1026 W. Broadway Ave. Spokane, WA 99260-0430
City of Spokane Valley Community Development Dept.	11707 E. Sprague Ave., Suite 106 Spokane, WA 99206
Central Valley School District Attn: Dave Jackman	19307 E. Cataldo Greenacres, WA 99016
Consolidated Irrigation District	120 N. Greenacres Greenacres, WA 99016
TransCanada Attn: Steven McNulty	534 E. Trent Ave., Ste. 100 Spokane, WA 99202

Spectrum Fiber Network	PO Box 20087 Spokane, WA 99204
WA State Dept. of Fish & Wildlife Attn: Karin Divens	2315 N. Discovery Pl. Spokane Valley, WA 99216
Spokane County Boundary Review Board	1026 W. Broadway Ave. Spokane, WA 99260
East Valley School District	12325 E. Grace Spokane, WA 99216
Spokane County Conservation District Attn: Alan Hawson	210 N. Havana Spokane, WA 99202
Spokane Regional Transportation Council (SRTC) Attn: Glenn Miles	221 W. First Ave., Suite 310 Spokane, WA
WA State Dept. of Archaeology & Historic Preservation	1063 S. Capitol Way Olympia, WA 98501
Andrew Worlock	1421 N. Meadowwood Ln., Liberty Lake, WA 99019
Matt Albrecht	510 N. Riverpoint Blvd., Suite 111 Spokane, WA 99202
Stefanie Wilcox	S. 712 Neyland Liberty Lake, WA 99019
Theron Nelson	22706 E. 8th Ave. Liberty Lake, WA 99019
Tom Reese	PO Box 76 Spokane, WA 99201
Sharon Carlson	1022 S. Liberty Dr. Liberty Lake, WA 99019
James Nania	921 S. Liberty Dr. Liberty Lake, WA 99019
Kim Smith	911 N. Garry Dr. Liberty Lake, WA 99019
Joel Nania	1927 S. Liberty Dr. Liberty Lake, WA 99019
Bill Kinnission	104 S. Beach Ct. Liberty Lake, WA 99019
Edward Slack	122 N. McKinzie Dr. Liberty Lake, WA 99019
Melony Huber	1113 N. King James Ln. Liberty Lake, WA 99019
Scott Bernhard	Email: scottbe@maxkuney.com
Jon Keeve	S. 1020 Windsong Ln. Liberty Lake, WA 99019
Steve Shirley	2002 S. Zephyr Rd. Liberty Lake, WA 99019

Bill Quirk	23012 E. Dutchmans Ln. Liberty Lake, WA 99019
Randy Grinalds	521 Shoreline Dr. Liberty Lake, WA 99019
Jane Bitz	23719 E. 1st Ave. Liberty Lake, WA 99019
Beth Cocchiarella	715 S. Liberty Dr. Liberty Lake, WA 99019
Lori Willard	8265 Neyland Ave. Liberty Lake, WA 99019
Patricia Upham	Email: pupham@ccser.com
Keith Harris	Email: wercookin@ptera.net
Kathi Shirley	2002 S. Zephyr Rd. Liberty Lake, WA 99019
Jeff Ellingson	22922 E. 8th Ave. Liberty Lake, WA 99019
Paul Shields	Email: Antlerpaul@aol.com
Tom Agnew	1220 S. Starr Ln. Liberty Lake, WA 99019
Karen Lyons	15 N. McKinzie Dr. Liberty Lake, WA 99019
Kottayam Natarajam Jr. & Alison Ashlock	1525 S. Lilac Ln. Liberty Lake, WA 99019
LeAnne Harris & Maxine Harris	24416 E. 3rd Ave. Liberty Lake, WA 99019
Karen & Art Torreson	1513 Lilac Ln. Liberty Lake, WA 99019
Bruce Andre	816 S. Neyland Liberty Lake, WA 99019
Harry & Joyce Hansen	814 S. Molter Rd. Liberty Lake, WA 99019
Lisa Marsh	1614 S. Molter Rd. Liberty Lake, WA 99019
Eleanor & Don Limmer	1227 S. Liberty Dr. Liberty Lake, WA 99019
Stan Chalich	1309 S. Liberty Dr. Liberty Lake, WA 99019
Shawn Chalich	23305 E. Country Homes Liberty Lake, WA 99019
Keva Monson	PO Box 116 Liberty Lake, WA 99019
Sam Kinard	1823 S. Liberty Dr. Liberty Lake, WA 99019

Heather Chalich	23305 E. Maxwell Liberty Lake, WA 99019
Emailed to public notice group	
Posted on City Website www.libertylakewa.gov/development/public_notices.asp	
Published in 11/10/06 Valley News Herald (official City newspaper)	
Published in 11/9/06 Liberty Lake Splash	

APPENDIX C: REFERENCES

Document and Internet Resources:

CH2M Hill. Appendix G, Technical Memorandum 7.5, Spokane County Protection Policies Assessment, Amended Feb., 1999

Central Valley School District #356. Capital Facilities Plan 2005-06 through 2010-11, 2006

City of Liberty Lake. City of Liberty Lake Comprehensive Plan 2003-2022, 2003

City of Liberty Lake. City of Liberty Lake Development Code, 2005

City of Liberty Lake Planning & Community Development Department. 2006 Statistical Snapshot, updated Oct. 2006

City of Liberty Lake Planning & Community Development Department. 8/1/06 City Land, Population, and Zoning Inventory

City of Liberty Lake Steering Committee. Land Quantity Analysis & Urban Services Report for Population Allocation, June 2004

Liberty Lake Sewer and Water District. History of the Liberty Lake Sewer and Water District, www.libertylake.org, accessed Oct. 2006

MacInnis, J.D., Blake, J., Painter, B., Buchanan, J.P., Lackaff, B.B., Boese, R., The Spokane Valley-Rathdrum Prairie Aquifer Atlas, 2004 Update

Northwest Power and Conservation Council. "Section 24: Spokane Subbasin Assessment: Terrestrial Resources", 2003

Ruen-Yeager & Associates, Inc. Preliminary Planning & Buildout Study, Aug. 2006

WA Department of Ecology. Introduction to Washington's Shoreline Management Act (RCW) 90.58, Dec. 1999

WA Department of Fish and Wildlife. Goals and Objectives for Habitat Protection and Enhancement in the Spokane River Hydroelectric Project Area- Management Planning Framework, 2004

WA Department of Ecology. 2004 Water Quality 303(d)-5 List for: Middle Spokane Water Resource Inventory Area (WRIA) 57 (updated 1/5/06)

Spokane County Board of County Commissioners. Resolution 6 0714 in the Matter of Screening and Evaluation Criteria for the Spokane County Comprehensive Plan Update, Aug. 2006

Spokane County Department of Building and Planning. Draft Revised Shorelines Program, accessed at <http://www.spokanecounty.org/bp/documents/shorelines/default.asp> , Oct. 2006

Spokane County Department of Building and Planning. Shorelines Program, accessed at <http://www.spokanecounty.org/bp/documents/shorelines/default.asp> , Oct. 2006

Spokane County Department of Building and Planning. Capital Facilities Plan Draft 2006 Update

Spokane County Division of Long range Planning. Spokane County Interim Urban Growth Area Final Environmental Impact Statement, Dec. 1996

Westerlund, Frank. Wildlife Corridors and Landscape Linkages- An Approach to Biodiversity Planning for Spokane County, Washington, Jan. 25, 1998

<http://terraserver.homeadvisor.msn.com> accessed Oct. 2006

<http://soils.usda.gov> accessed Oct. 2006

<http://criticalhabitat.fws.gov/> accessed Oct. 2006

Personal Contacts:

Adams, BiJay. Lake Protection Manager, Liberty Lake Sewer and Water District

Asmus, Brian. Police Chief, City of Liberty Lake

Divens, Karin. PHS/GMA Biologist, WA State Department of Fish and Wildlife

Edgar, Ron. Chief of Technical Services, Spokane County Air Pollution Control Authority

Freir, Rick. Inspector, Spokane Valley Fire Department #1

Hunt, Bruce. Senior GIS Planner, Spokane County

Moody, Sandra. Natural Heritage Plant Division, WA State Department of Natural Resources

Westby, April. Environmental Engineer, Spokane County Air Pollution Control Authority

GIS MAP SOURCES:

Critical Aquifer Recharge Areas

This coverage maps Spokane County into areas of High (CARA), Moderate, or Low Aquifer Susceptibility. It is a combination of the ShADI aquifer susceptibility study and wellhead protection zones.

The SHADI data was created in 1998 by Spokane County Water Quality Management Program staff under the guidance of Program Director Stan Miller.

An Arc/Info GRID process was used to create an aquifer model using SHADI layers-- Soils, Hydraulic conductivity, Annual recharge, Depth to aquifer, and Importance of the vadose zone. (The SHADI model was based on the USGS DRASTIC aquifer model, except revised by Stan Miller to reflect unique local conditions) Model results were submitted to the Critical Aquifer Recharge Area Committee as part of the Growth Management process. The CARA committee reviewed SHADI results, compared SHADI to aquifer nitrate data, and determined where to label areas in Spokane County as High, Moderate or Low aquifer susceptibility.

In 2003, at the request of Spokane County Long Range Planners, the SHADI high susceptibility areas were augmented with wellhead protection zones (WHPZ), using a dataset of all the Spokane County class A purveyor wells, identified and located by the Spokane Regional Health District.

All areas of high susceptibility on the SHADI map are considered a CARA, or Critical Aquifer Recharge Area (suscept : CARA). We described a wellhead protection zone for every well NOT already in a SHADI-CARA area. For every well possible, an engineered Wellhead Protection Zone was obtained from the purveyor, and included in the Cara_shd coverage. Where there are no available WHP zones, a circle with a 1000 foot radius around the well was used as a placeholder, until we obtain further information.

The SHADI data was created on a 300 foot GRID. The cara_shd coverage can only give a general (+/- 300 feet) idea of aquifer susceptibility. An engineering study must be run for specific information for any WHP zones that are in doubt.

For assistance with this layer, or to obtain a copy of the GIS Data Dictionary for this layer, please contact:

Bea Lackaff

Water Quality Management Program GIS Specialist

Blackaff@SpokaneCounty.org

(509) 477-7252

GIS Database & Systems Administrator:

Mike Stewart

Spokane County Information Systems Department

voice: (509) 477-7253 email: mstewart@spokanecounty.org

DNR Streams

This export/shape file is updated yearly.

This layer is the recent State of Washington Department of Natural Resources stream layer, which has been updated by DNR for the entire County with new designations for stream types: S : Shoreline (old type 1 stream) 250' buffer; F : Fish (old type 2-3 streams) 100' buffer; N : Non Fish Perennial (old type 4 stream) 75' buffer; U : Non Fish Seasonal (old type 5 stream) 25' buffer connected to above stream-types; and X : No Designation (unclassified).

DNR Water Types classify streams, lakes, and ponds in Washington in relation to forest practices. Type code definitions were developed cooperatively by the departments of natural resources, fisheries, wildlife, and ecology, affected Indian tribes, private industry and environmental groups.

Old DNR water type reference (See Water Typing Criteria WAC 222 16 030 and Washington Forest Practices Rules and Regulations)

- 1 Type 1 251 Shorelines of statewide significance
- 2 Type 2 252 Waters of high use & importance in water quality
- 3 Type 3 253 Waters of medium use & importance in water quality
- 4 Type 4 254 Waters with influence on downstream water quality
- 5 Type 5 255 Waters not included in Types 1 through 4
- 9 UNCLASSIFIED 256 Unclassified stream

For assistance with this layer, or to obtain a copy of the GIS Data Dictionary for this layer, please contact:

Bruce Hunt
Spokane County Building and Planning Department
BHunt@spokanecounty.org
(509) 477-7233

Jim Millgard
Spokane County Building and Planning Department
jmillgard@spokanecounty.org
(509) 477-7155

GIS Database & Systems Administrator:

Mike Stewart
Spokane County Information Systems Department
voice: (509) 477-7253 email: mstewart@spokanecounty.org

Erodible Soils

This export/shape file is updated yearly.

Erodible soils were derived from the Spokane County soils layer, created from Soil Conservation Service Soil Survey of 1968, with revision in 1975. This data is for use at the scale of 1:24000 or smaller. The erodible soils were selected based on the list of soil types from Appendix B of the Spokane County Critical Areas Ordinance. These are soil types with severe erosion potential.

For assistance with this layer, or to obtain a copy of the GIS Data Dictionary for this layer, please contact:

Bruce Hunt
Spokane County Building and Planning Department
BHunt@spokanecounty.org
(509) 477-2294

Hal Allert
Spokane County Building and Planning Department

HAllert@spokanecounty.org
(509) 477-2294

GIS Database & Systems Administrator:
Mike Stewart
Spokane County Information Systems Department
voice: (509) 477-7253 email: mstewart@spokanecounty.org

Fire Districts

This export/shape file is updated monthly.

Spokane County fire district boundaries and associated attribute data.
The fire district layer was developed from legal descriptions from Boundary Review Board files. Various layers (parcels, sections) were used as a guide to align the district boundaries.

For assistance with this layer, or to obtain a copy of the GIS Data Dictionary for this layer, please contact:

Gideon Schreiber
Washington State Boundary Review Board
MBasinger@spokanecounty.org
(509) 477-7243

John Bottelli
Spokane County Information Services Department
JBottelli@spokanecounty.org
(509) 477-7485

Geo Hazards

This export/shape file is updated yearly.

This layer is a selection of geologic formations identified by Washington State Department of Natural Resources and adopted into the Spokane County Critical Area Ordinance as having a high susceptibility for landslides. The origin of the data is from USGS at 1:24,000 scale for the urban area of the City of Spokane and Spokane County and 1:100,000 for the rural area. This information is used as a flag only and not a substitute for a field verification by a qualified landslide or erosion specialist.

For assistance with this layer, or to obtain a copy of the GIS Data Dictionary for this layer, please contact:

Bruce Hunt
Building and Planning Senior GIS Planner
(509) 477-7233

GIS Database & Systems Administrator:

Mike Stewart
Spokane County Information Systems Department
voice: (509) 477-7253 email: mstewart@spokanecounty.org

Major Roads

This export/shape file is updated monthly.

MAJORRDS is a line shapefile and is derived from various Spokane County and City of Spokane road layers. The Federal Functional Classification system is used as the basis for this layer. Roads identified as having the FUNCTION (FFC) values of 7, 8, 11, 12, 14, 16, and 17 are included. Major roads for Fairchild Air Force Base and cities with a population of less than 10000 are not included.

For assistance with this layer, or to obtain a copy of the GIS Data Dictionary for this layer, please contact:

Dave Rideout
Spokane County Division of Engineering and Roads
(509) 477-7251

GIS Database & Systems Administrator:

Mike Stewart
Spokane County Information Systems Department
voice: (509) 477-7253 email: mstewart@spokanecounty.org

Natural Resource Lands

This export/shape file is updated yearly.

For assistance with this layer, or to obtain a copy of the GIS Data Dictionary for this layer, please contact:

Bruce Hunt, Senior GIS Planner
Spokane County Public Works
Department of Building and Planning
BHunt@spokanecounty.org
(509) 477-7233

GIS Database & Systems Administrator:
Mike Stewart
Spokane County Information Systems Department
voice: (509) 477-7253 email: mstewart@spokanecounty.org

Spokane County Zoning

This export/shape file is updated weekly.

This Phase 2 Zoning layer is a continuous county-wide zoning layer built from verified Phase 1 zoning for the urban area and old township zoning from the rural areas, with Phase 2 zoning added. This layer should be used with the Comprehensive Plan and cross-over matrix of the June 1, 2004 Zoning Code to verify information in this layer. Alignment problems may be visible in some areas of this layer due to changes in the parcel and road layers, which are continually updated to new GPS survey data.

WARNING: There may be conditions attached to a rezone. A Planner should always be consulted to verify the zoning, and land use regulations and conditions that may affect an individual's or entity's area of interest prior to that individual or entity making any commitment regarding purchase or development of any property in Spokane County in the State of Washington.

Current Planning, 509-477-7200.

For assistance with this layer, or to obtain a copy of the GIS Data Dictionary for this layer, please contact:

Hal Allert
GIS Specialist
Spokane County Long Range Planning
HAllert@spokanecounty.org
(509) 477-7234

GIS Database & Systems Administrator:
Mike Stewart
Spokane County Information Systems Department
voice: (509) 477-7253 email: mstewart@spokanecounty.org

Priority Habitats and Species, Critical Areas

This export/shape file is updated yearly.

PHS is a polygon coverage created from a region coverage provided by Washington Department of Fish and Wildlife for Priority Habitat and Species areas within Spokane County. This data and map are part of the County's Critical Areas Ordinance. Note: Polygons may contain more than one habitat type.

This map provides generalized information to aid in administration of the Critical Areas Ordinance. This map identifies the possible existence of fish and wildlife habitat areas. This map in conjunction with site visits and other information is the basis for requiring field investigations such as fish and wildlife management plans. In the event of conflict between the information shown on this map and information shown as a result of field investigations, the latter shall prevail.

Sensitive information (i.e. threatened and/or endangered species) is depicted on this map. These species are vulnerable to disturbance and harassment. Washington State Department of Fish and Wildlife requests you do not disseminate specific information as to their whereabouts.

For assistance with this layer, or to obtain a copy of the GIS Data Dictionary for this layer, please contact:

Bruce Hunt
Spokane County Building and Planning Department
BHunt@spokanecounty.org
(509) 477-2294

GIS Database & Systems Administrator:
Mike Stewart
Spokane County Information Systems Department
voice: (509) 477-7253 email: mstewart@spokanecounty.org

Liberty Lake Watershed Boundary – LLSWD

The boundary was originally established by Michael Kennedy Consulting Engineers CIRCA 1979. With the development of GIS, the boundary was further defined in 2002 by the LLSWD (BiJay Adams) using the basin contours provided by Spokane County.

BiJay Adams
Lake Protection Manager
Liberty Lake Sewer and Water District
Ph #: (509) 922-5443 Ext. 30
Cell: (509) 370-1574
Fax #: (509) 926-7691
e-mail: bjay@libertylake.org

School Districts

This export/shape file is updated monthly.

The school district layer contains Spokane County school district boundaries and associated attribute data. Educational Services District No. 101 supplied the original source data on a county-wide base map. ESD 101 is the agency responsible for modification of the School district boundaries. The Boundary Review Board maintains the data as a courtesy to ESD 101.

For assistance with this layer, or to obtain a copy of the GIS Data Dictionary for this layer, please contact:

Gideon Schreiber
Washington State Boundary Review Board
MBasinger@spokanecounty.org
(509) 477-7243

John Bottelli
Spokane County Information Systems Department
JBottelli@spokanecounty.org

(509) 477-7485

GIS Database & Systems Administrator:
Mike Stewart
Spokane County Information Systems Department
voice: (509) 477-7253 email: mstewart@spokanecounty.org

Sewer Basins

This export/shape file is updated daily.

Sewer Basin maps depict Utility Local Improvement Districts (ULIDs), either existing or proposed, in the Coordinated Wastewater Management Plan (CWMP) projected thru 2016. The boundaries are approximate and may change with further engineering. Basin priorities are subject to further review and may be changed before reaching final status.

For assistance with this layer, or to obtain a copy of the GIS Data Dictionary for this layer, please contact:

Nann Sankari
Spokane County Utilities Department
NSankari@spokanecounty.org
(509) 477-7659

GIS Database & Systems Administrator:
Mike Stewart
Spokane County Information Systems Department
voice: (509) 477-7253 email: mstewart@spokanecounty.org

Streams and Lakes

This export/shape file is updated monthly.

This layer represents the line version of streams and lakes (smaller streams) within Spokane County. This layer represents the polygon version of streams and lakes (larger streams/lakes) within Spokane County.

For assistance with this layer, or to obtain a copy of the GIS Data Dictionary for this layer, please contact:

John Bottelli
Spokane County Information Services Department
JBottelli@spokanecounty.org
(509) 477-7485

GIS Database & Systems Administrator:
Mike Stewart
Spokane County Information Systems Department
voice: (509) 477-7253 email: mstewart@spokanecounty.org

UGA Boundaries

This export/shape file is updated monthly.

The UGA is boundary is a parcel based boundary which will replace the IUGA and is consistent with the new GMA comp plan and Capital Facilities Plan. This boundary provides a clear delineation between unincorporated urban and rural services and land uses.

The UGA boundary will become effective when Phase 1 Development Regulations are adopted by the BOC (approx mid December 2001).

For assistance with this layer, or to obtain a copy of the GIS Data Dictionary for this layer, please contact:

Hal Allert
Spokane County Building and Planning Department
HAllert@spokanecounty.org
(509) 477-7234

Bruce Hunt
Spokane County Building and Planning Department
BHunt@spokanecounty.org
(509) 477-2294

GIS Database & Systems Administrator:
Mike Stewart
Spokane County Information Systems Department
voice: (509) 477-7253 email: mstewart@spokanecounty.org

Wetlands

This export/shape file is updated yearly.

These wetlands are only generally identified, and specific detail about their boundaries, function, value, and appropriate buffer zones can only be determined by a field investigation. The wetlands were not field checked. This data was created at a 1 inch to 400 feet scale.

For assistance with this layer, or to obtain a copy of the GIS Data Dictionary for this layer, please contact:

Bruce Hunt
Spokane County Building and Planning Department
BHunt@spokanecounty.org
(509) 477-2294

Hal Allert

Spokane County Building and Planning Department
HAllert@spokanecounty.org
(509) 477-2294

GIS Database & Systems Administrator:
Mike Stewart
Spokane County Information Systems Department
voice: (509) 477-7253 email: mstewart@spokanecounty.org

Streams and Rivers

This export/shape file is updated yearly.

These wetlands are only generally identified, and specific detail about their boundaries, function, value, and appropriate buffer zones can only be determined by a field investigation. The wetlands were not field checked. This data was created at a 1 inch to 400 feet scale.

PR indicates a permanent stream and river
SS indicates a seasonal stream

For assistance with this layer, or to obtain a copy of the GIS Data Dictionary for this layer, please contact:

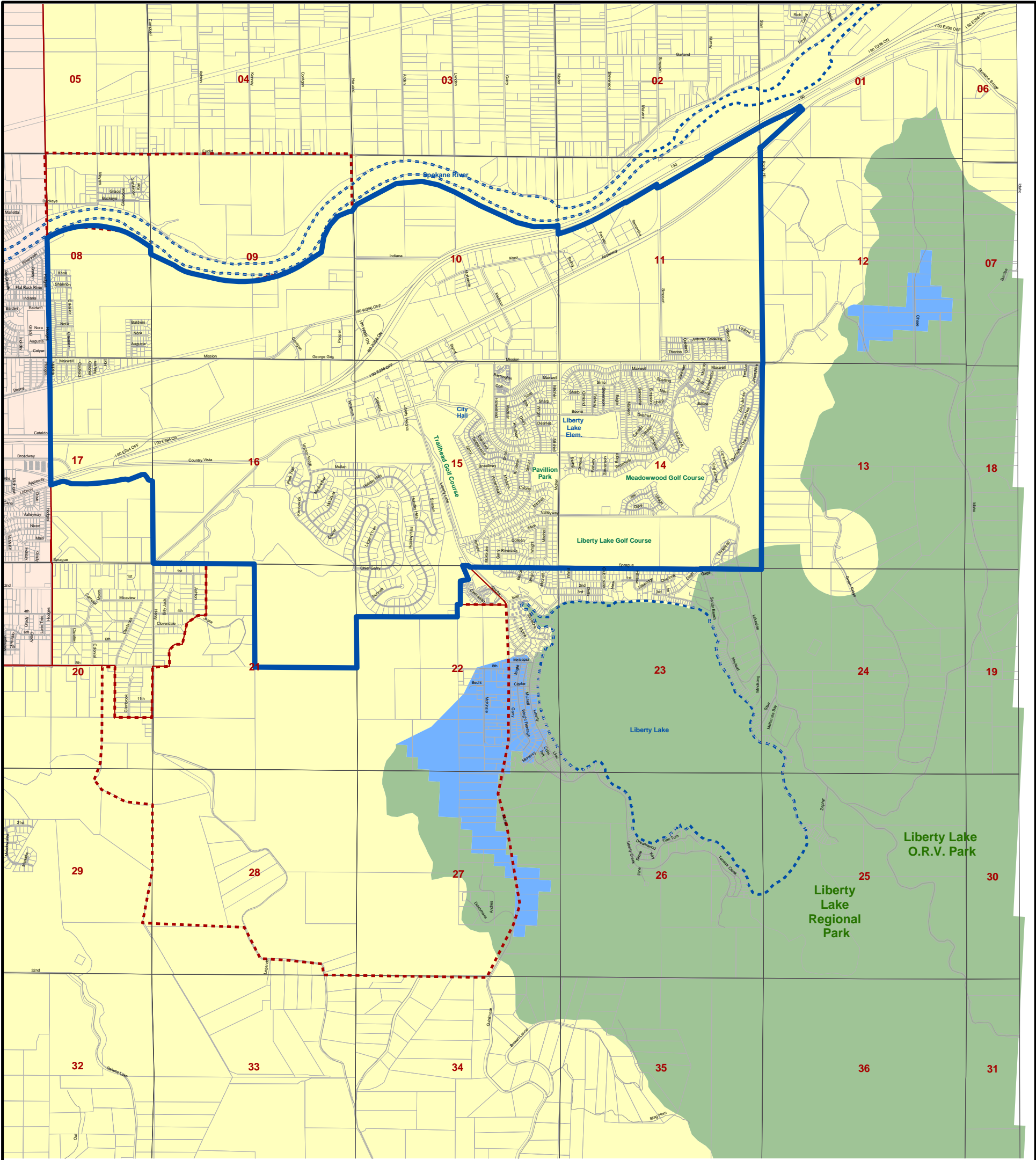
Bruce Hunt
Spokane County Building and Planning Department
BHunt@spokanecounty.org
(509) 477-2294

Hal Allert
Spokane County Building and Planning Department
HAllert@spokanecounty.org
(509) 477-2294

APPENDIX D: MAPS

Attached are 11" x 17" copies of the following maps:

- Aquifer Susceptibility
- Elevations
- Existing Schools
- Fire Districts
- Flood Hazard Areas
- Geologic Hazards & Constraints
- Harvard Road Mitigation Plan- Project Boundaries
- Liberty Lake Traffic Mitigation Plan- Planning and Build Out Year 2025
- Liberty Lake Watershed
- Natural Resource Lands & Historic Sites
- Priority Habitats
- Spokane County Zoning
- Sewer Service Providers
- UGA Boundary Study – All Alternatives
- Water Purveyors
- Wetlands



Due to map scale, some streets may not be labeled.

This map is for informational purposes only and is not a legal document.

Map Updated - October 16, 2006

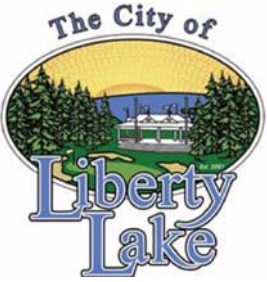
For information please contact
The City of Liberty Lake
Community Development Department
509-755-6708

Map Legend

	City of Liberty Lake		Parcels
	Existing UGA Boundary		Water Bodies
	City of Spokane Valley	Aquifer Susceptibility Areas	
	UGA Proposal Areas		Critical Aquifer Recharge Area
	Sections		Moderate Susceptibility
	Streets		Low Susceptibility

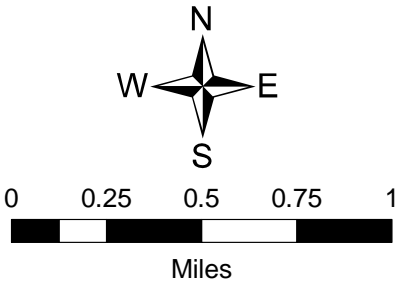
Map Location

Map area is contained within
T 25 N, R 45 E, W.M.



UGA Boundaries Study

Aquifer Susceptibility

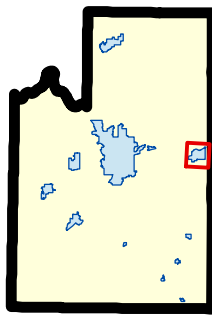




Map Legend

- | | | | |
|--|------------------------|--|-------------------|
| | City of Liberty Lake | | Parcels |
| | Existing UGA Boundary | | Water Bodies |
| | City of Spokane Valley | | Highest Elevation |
| | UGA Proposal Areas | | Lowest Elevation |
| | Sections | | |

Map Location



Map area is contained within
T 25 N, R 45 E, W.M.

Due to map scale, some streets may not be labeled.

This map is for informational purposes only and is not a legal document.

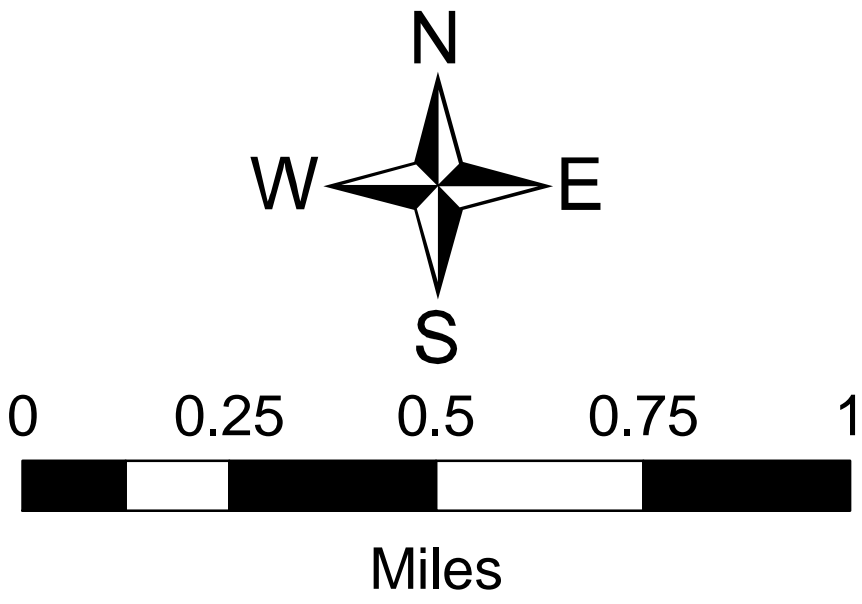
UGA Boundaries Study Elevations Map

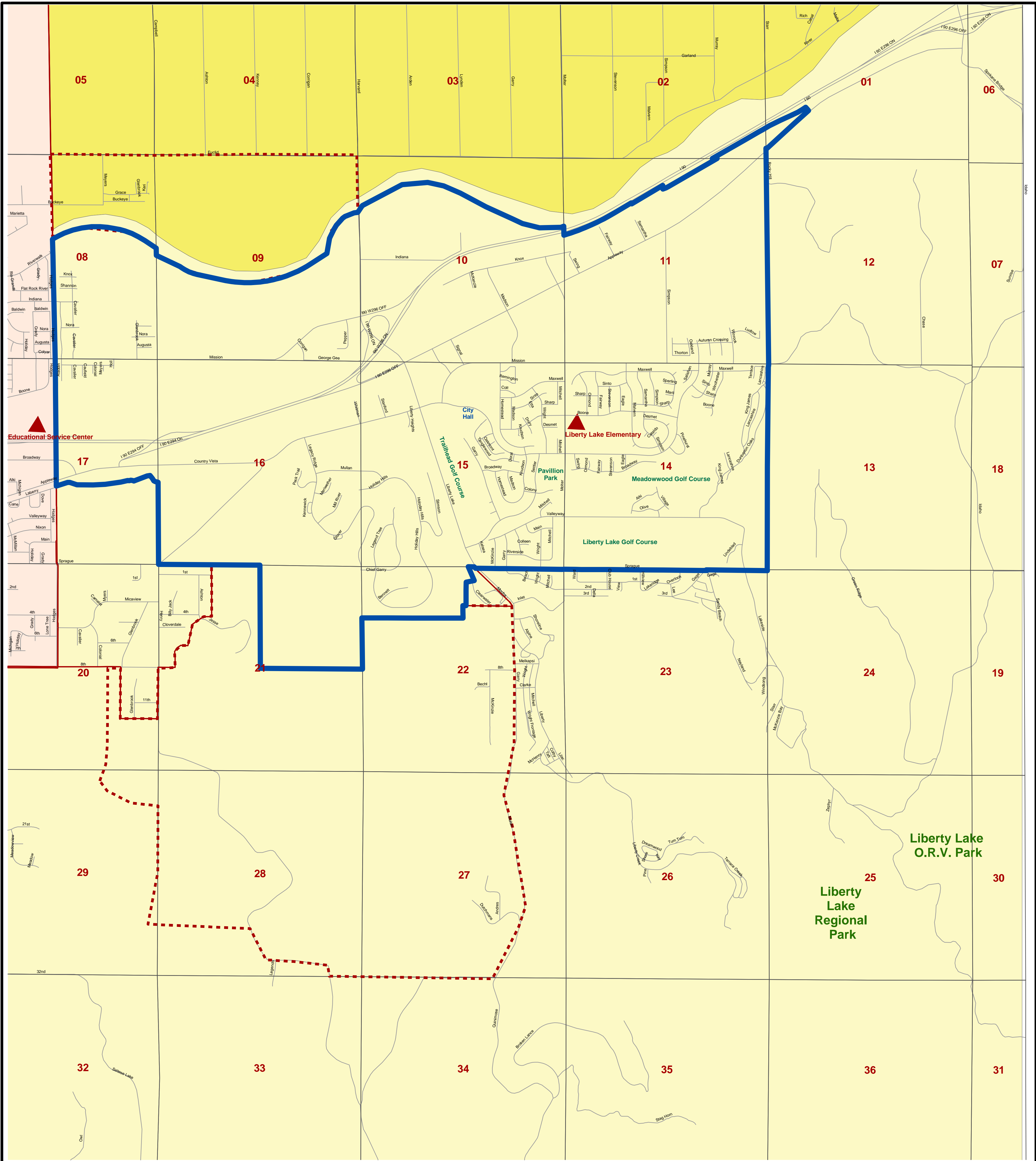
Map Updated - October 16, 2006

For information please contact
The City of Liberty Lake
Community Development Department
509-755-6708



UGA Boundaries Study Elevations





Map Legend





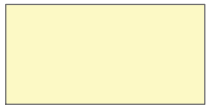

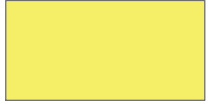


Due to map scale, some streets may not be labeled.

This map is for informational purposes only and is not a legal document.

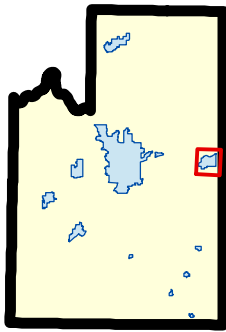
UGA Boundaries Study Schools Map

Map Updated - October 16, 2006

For information please contact
The City of Liberty Lake
Community Development Department
509-755-6708

- | | | | |
|---|------------------------|---|---------------------|
|  | City of Liberty Lake |  | Streets |
|  | Existing UGA Boundary | School Districts | |
|  | City of Spokane Valley |  | Central Valley #356 |
|  | UGA Proposal Areas |  | East Valley #361 |
|  | Sections |  | Existing Schools |

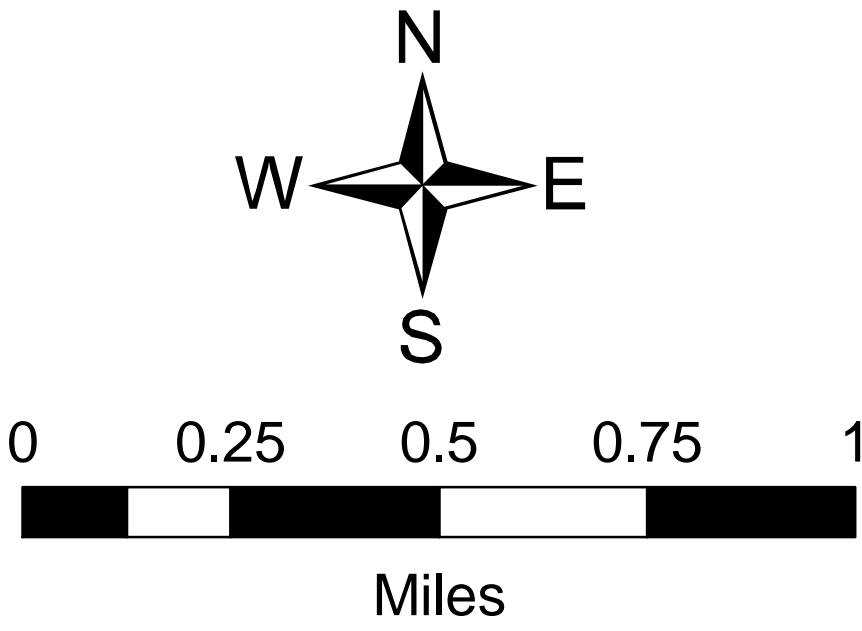
Map Location

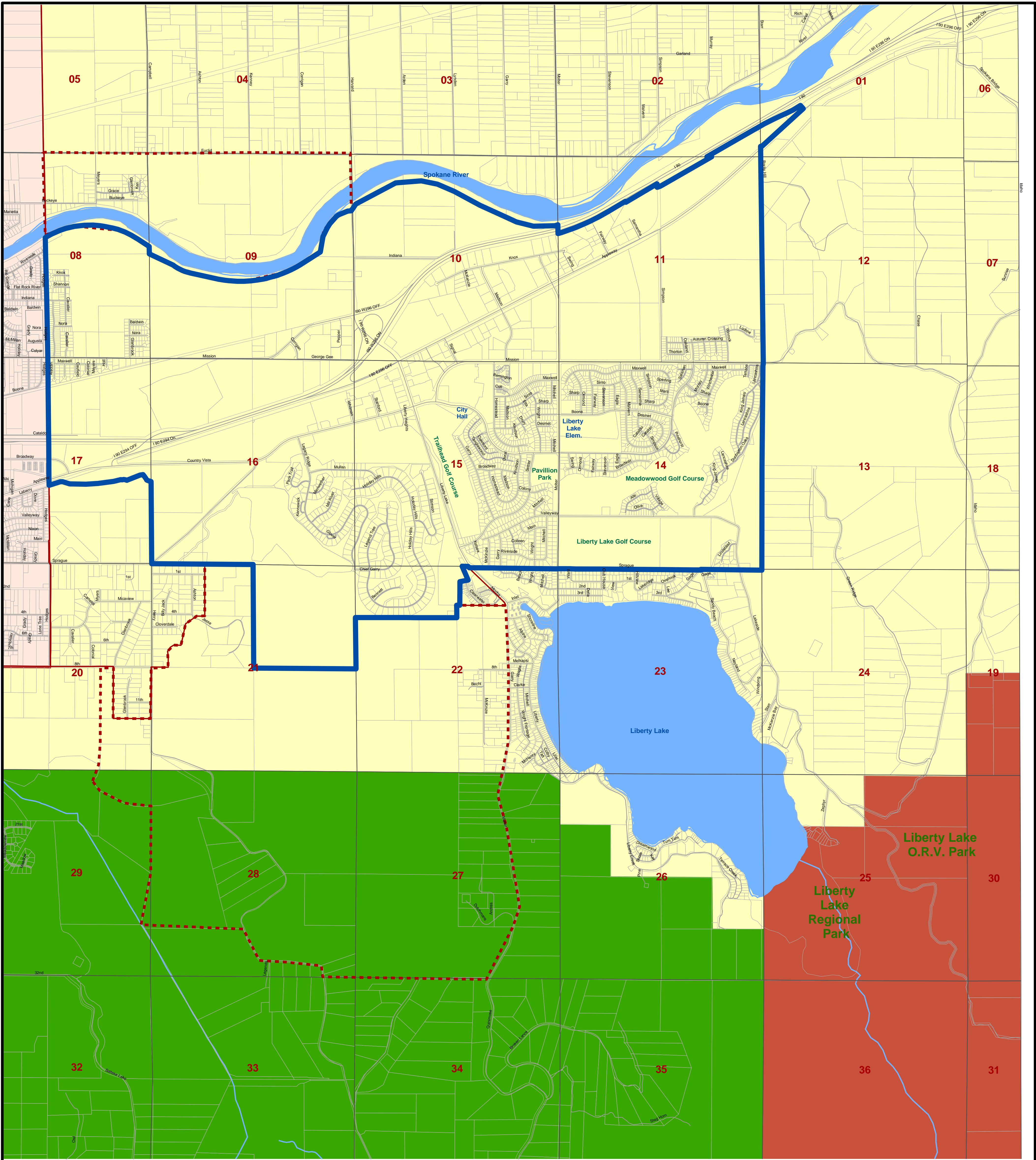


Map area is contained within
T 25 N, R 45 E, W.M.



UGA Boundaries Study Schools





Map Legend

- City of Liberty Lake

Existing UGA Boundary

City of Spokane Valley

UGA Proposal Areas

Sections

Streets
- Parcels

Water Bodies

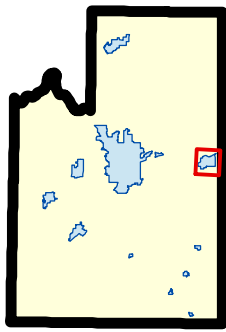
Spokane County Fire Distirct

Fire District 1

Fire District 8

Unserved

Map Location



Map area is contained within
T 25 N, R 45 E, W.M.

Due to map scale, some streets may not be labeled.

This map is for informational purposes only and is not a legal document.

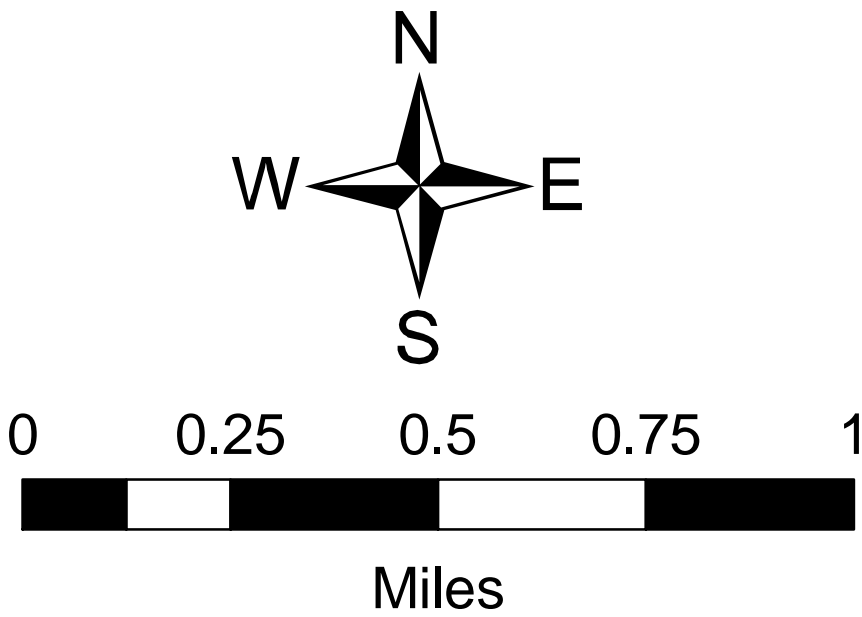
**UGA Boundaries Study
Fire Districts Map**

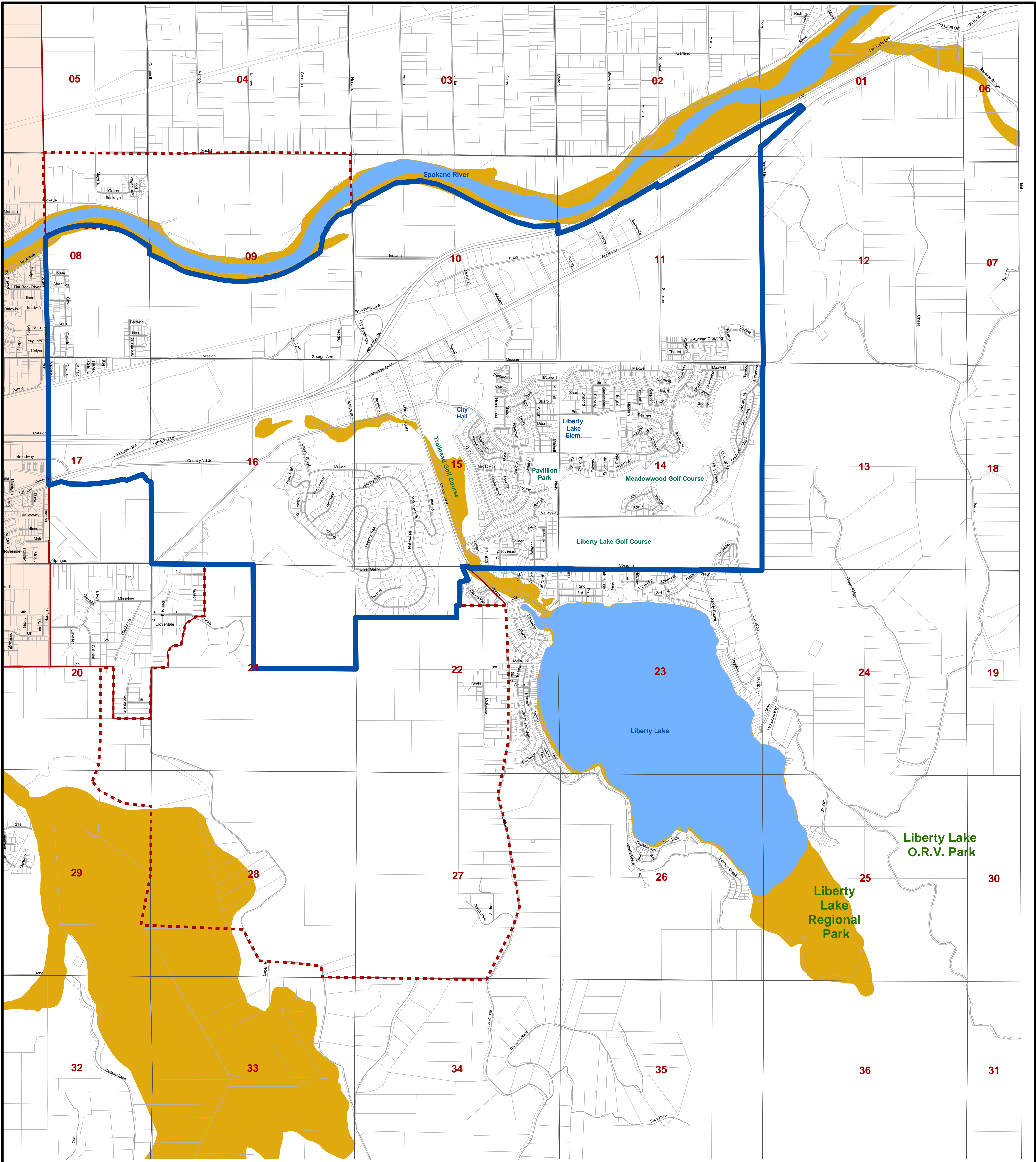
Map Updated - October 16, 2006

For information please contact
The City of Liberty Lake
Community Development Department
509-755-6708



UGA Boundaries Study
Fire Districts





Due to map scale, some streets may not be labeled.





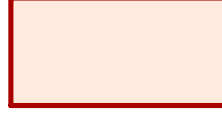



This map is for informational purposes only and is not a legal document.

**UGA Boundaries Study
Flood Hazard Areas Map**

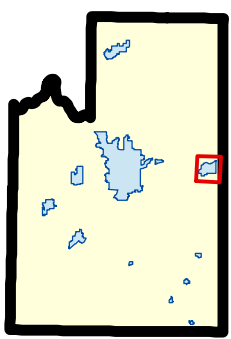
Map Updated - October 16, 2006

For information please contact
The City of Liberty Lake
Community Development Department
509-755-6708

Map Legend

- | | | | |
|---|------------------------|---|------------------|
|  | City of Liberty Lake |  | Sections |
|  | Existing UGA Boundary |  | Parcels |
|  | City of Spokane Valley |  | Water Bodies |
|  | UGA Proposal Areas |  | FEMA Floodplains |

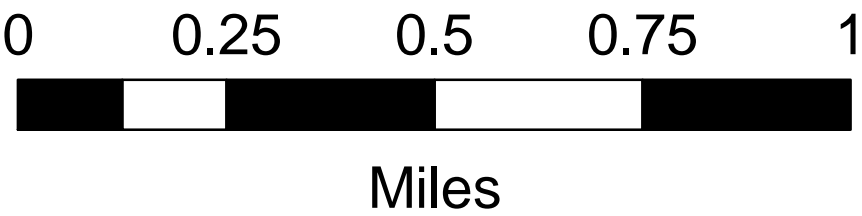
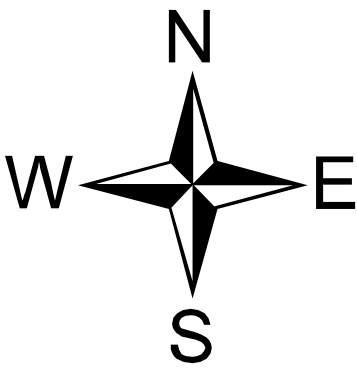
Map Location

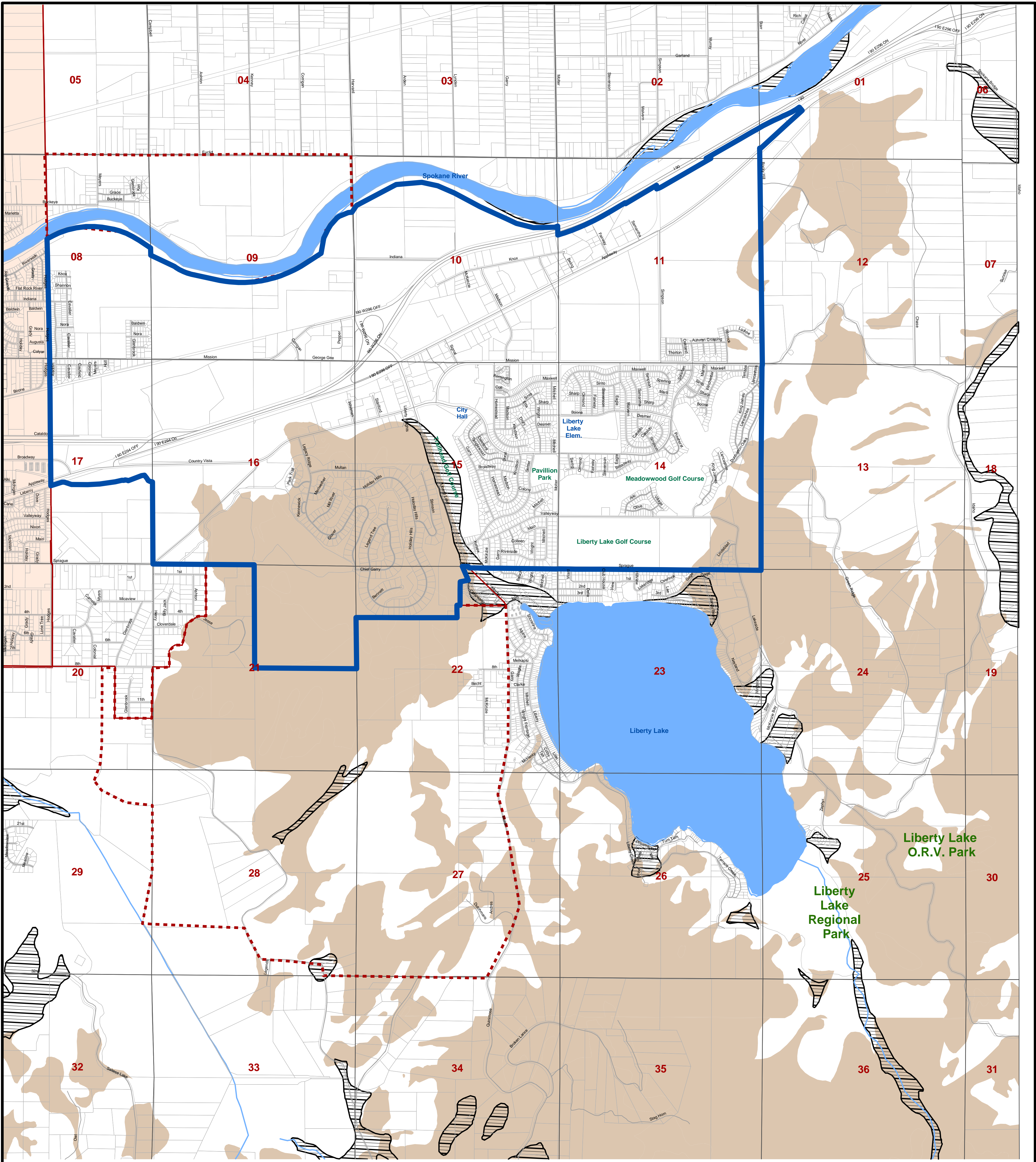


Map area is contained within
T 25 N, R 45 E, W.M.










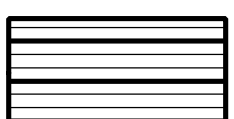


**UGA Boundaries Study
Flood Hazard Areas**

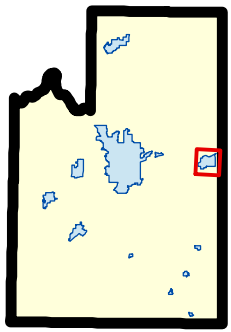




Map Legend

- | | |
|--|--|
|  City of Liberty Lake |  Streets |
|  Existing UGA Boundary |  Parcels |
|  City of Spokane Valley |  Water Bodies |
|  UGA Proposal Areas |  Erodible Soils |
|  Sections |  Alluvium |

Map Location



Map area is contained within
T 25 N, R 45 E, W.M.

Due to map scale, some streets may not be labeled.

This map is for informational purposes only and is not a legal document.

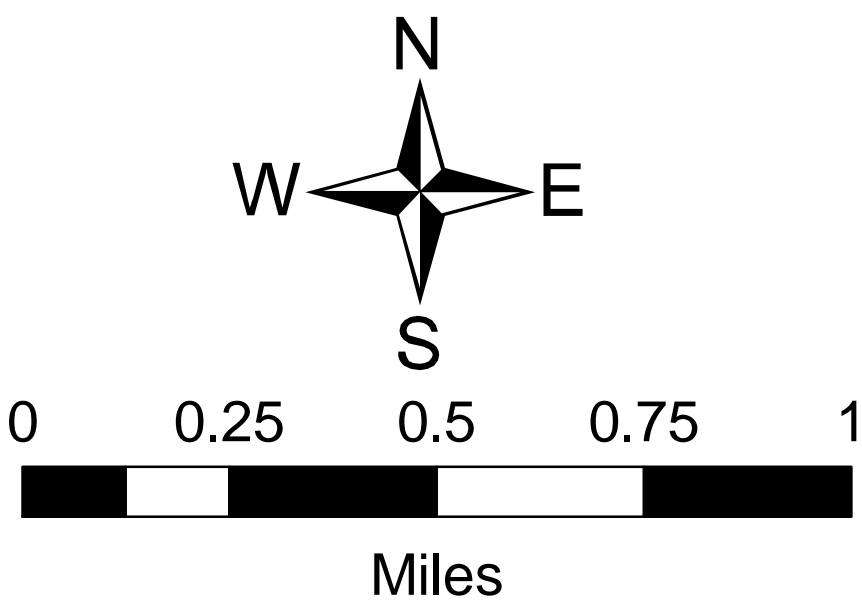
UGA Boundaries Study
Geologic Hazards & Constraints Map

Map Updated - October 16, 2006

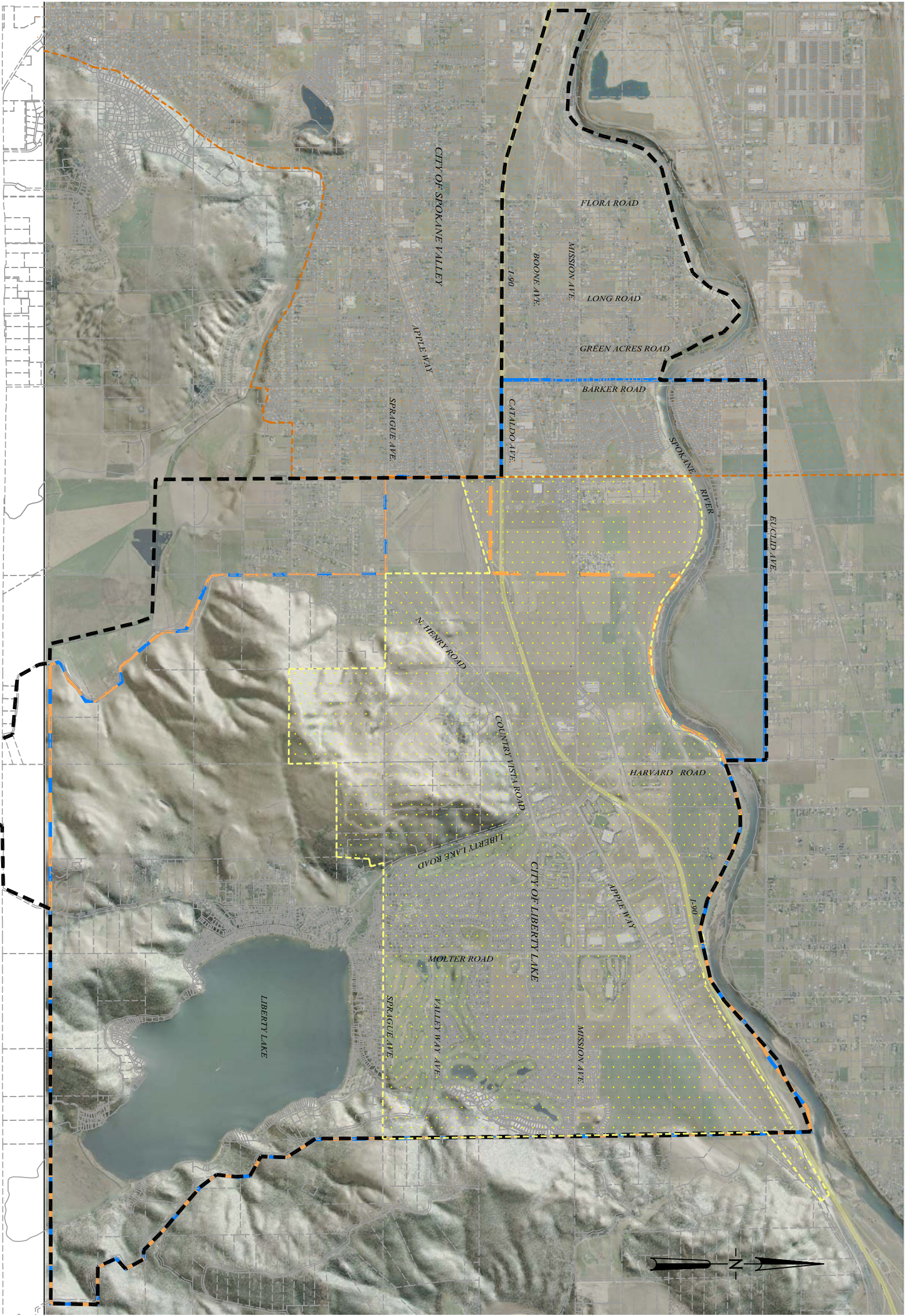
For information please contact
The City of Liberty Lake
Community Development Department
509-755-6708



UGA Boundaries Study Geologic Hazards & Constraints



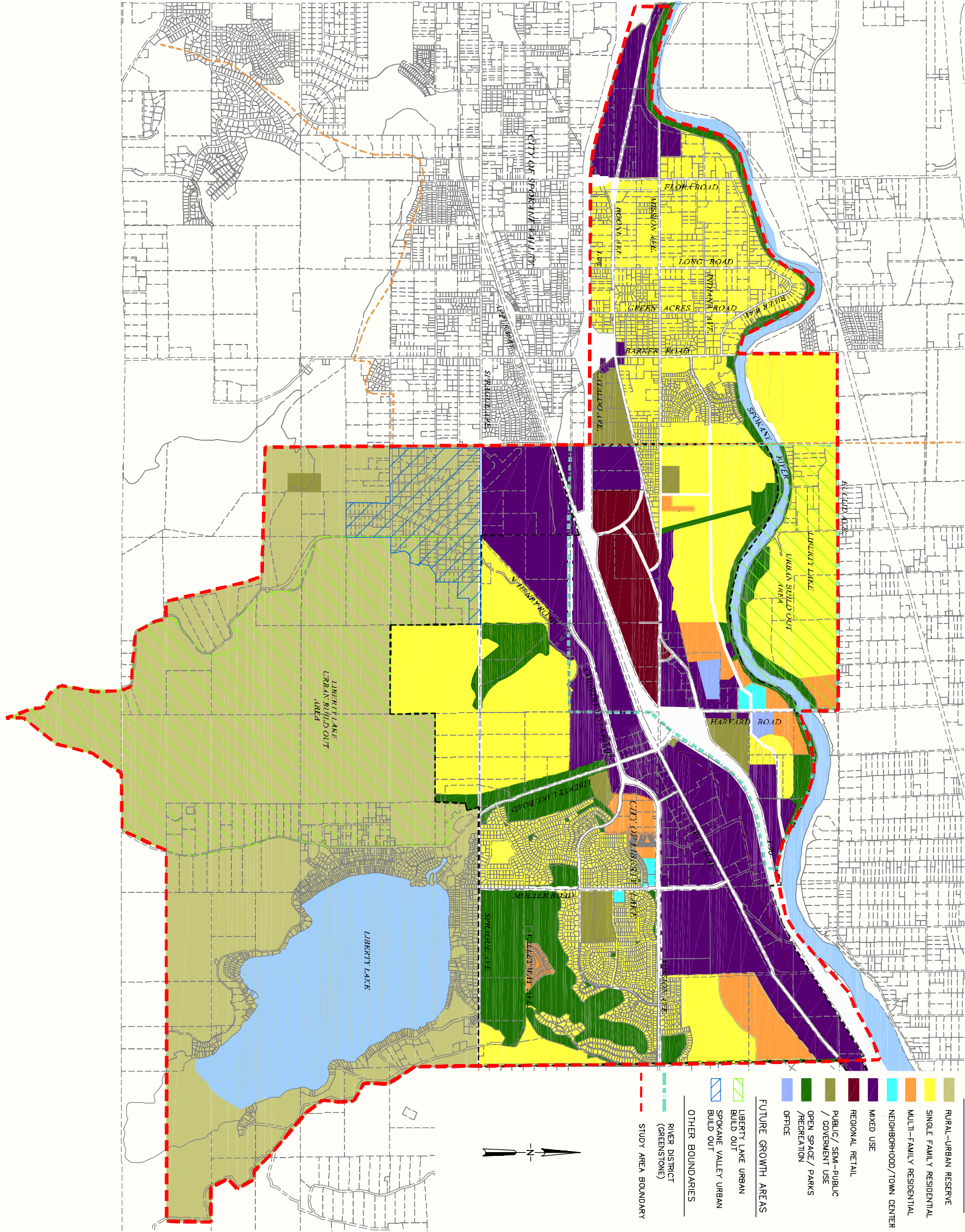
HARVARD ROAD MITIGATION PLAN PROJECT BOUNDARIES

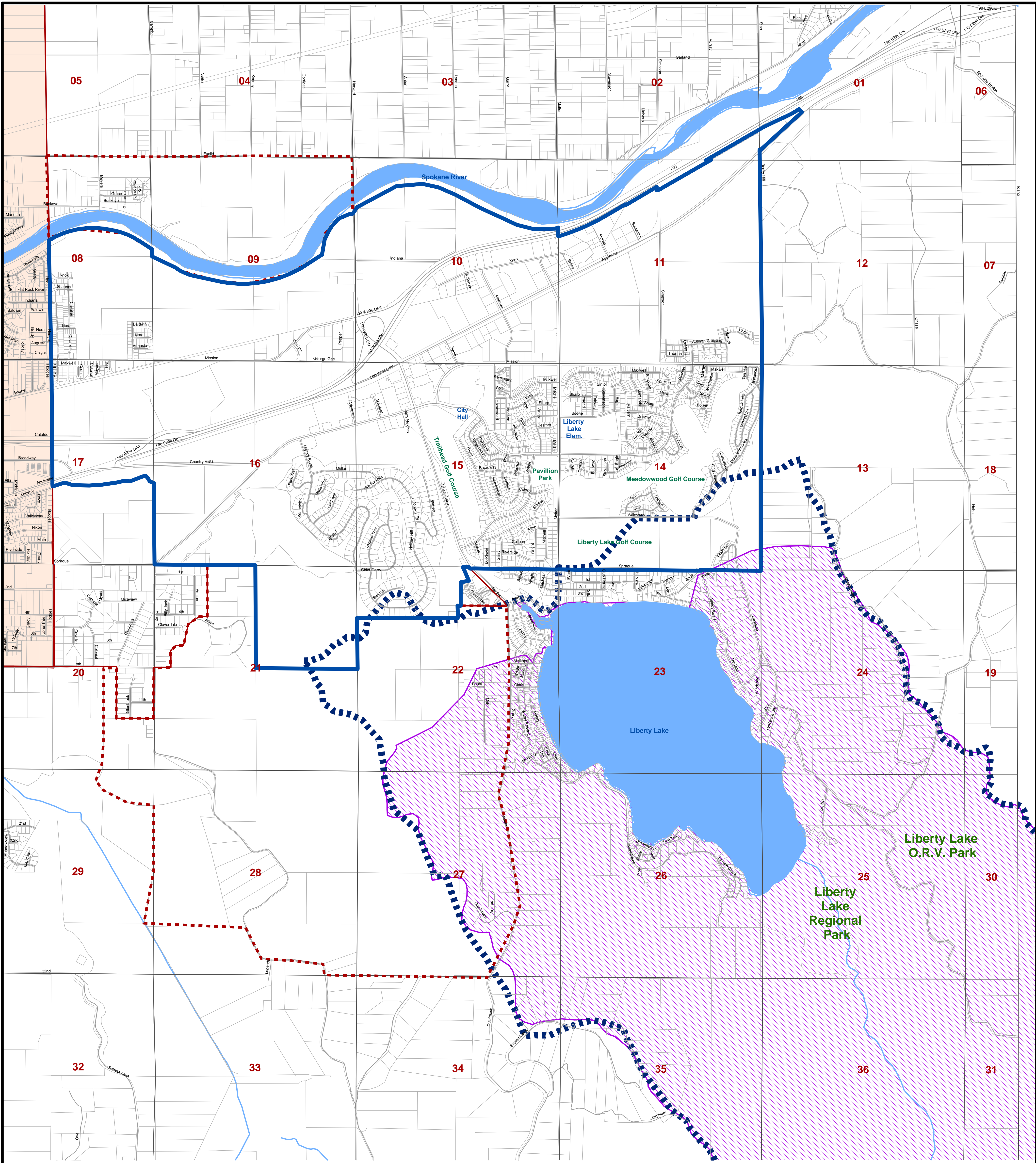


LEGEND:

- LIBERTY LAKE CITY BOUNDARY
- SPOKANE VALLEY CITY BOUNDARY
- EXISTING HARVARD RD. MITIGATION BOUNDARY
- PROPOSED HARVARD RD. MITIGATION BOUNDARY
- STUDY AREA BOUNDARY

LIBERTY LAKE TRAFFIC MITIGATION PLAN
PLANNING AND BUILD OUT YEAR 2025





Due to map scale, some streets may not be labeled.

This map is for informational purposes only and is not a legal document.

**UGA Boundaries Study
Liberty Lake Watershed Map**

Map Updated - November 1, 2006

For information please contact
The City of Liberty Lake
Community Development Department
509-755-6708

Map Legend

	City of Liberty Lake		Parcels
	Existing UGA Boundary		Water Bodies
	City of Spokane Valley		USGS Topo Surface Drainage
	UGA Proposal Areas		LLSWD Designated Watershed Boundary
	Sections		

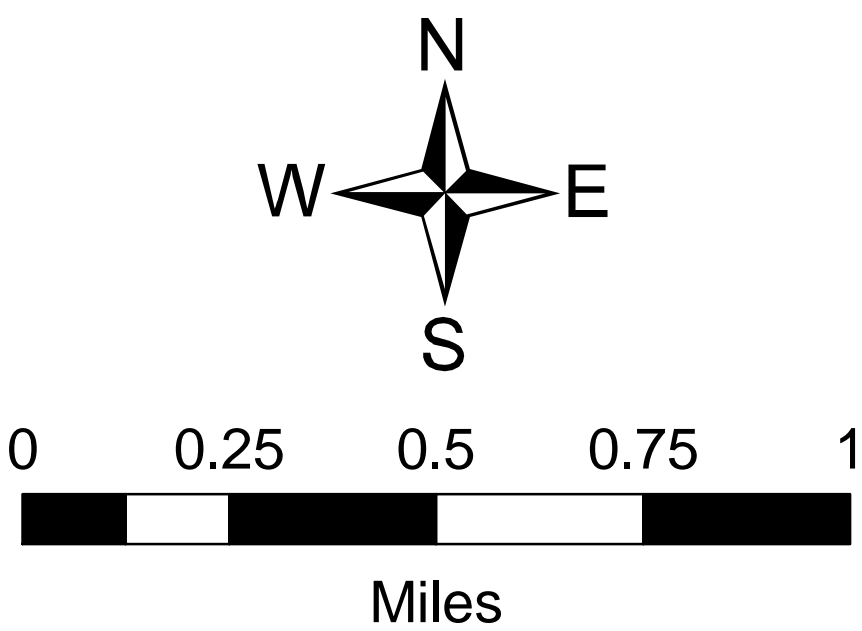
Liberty Lake Watershed

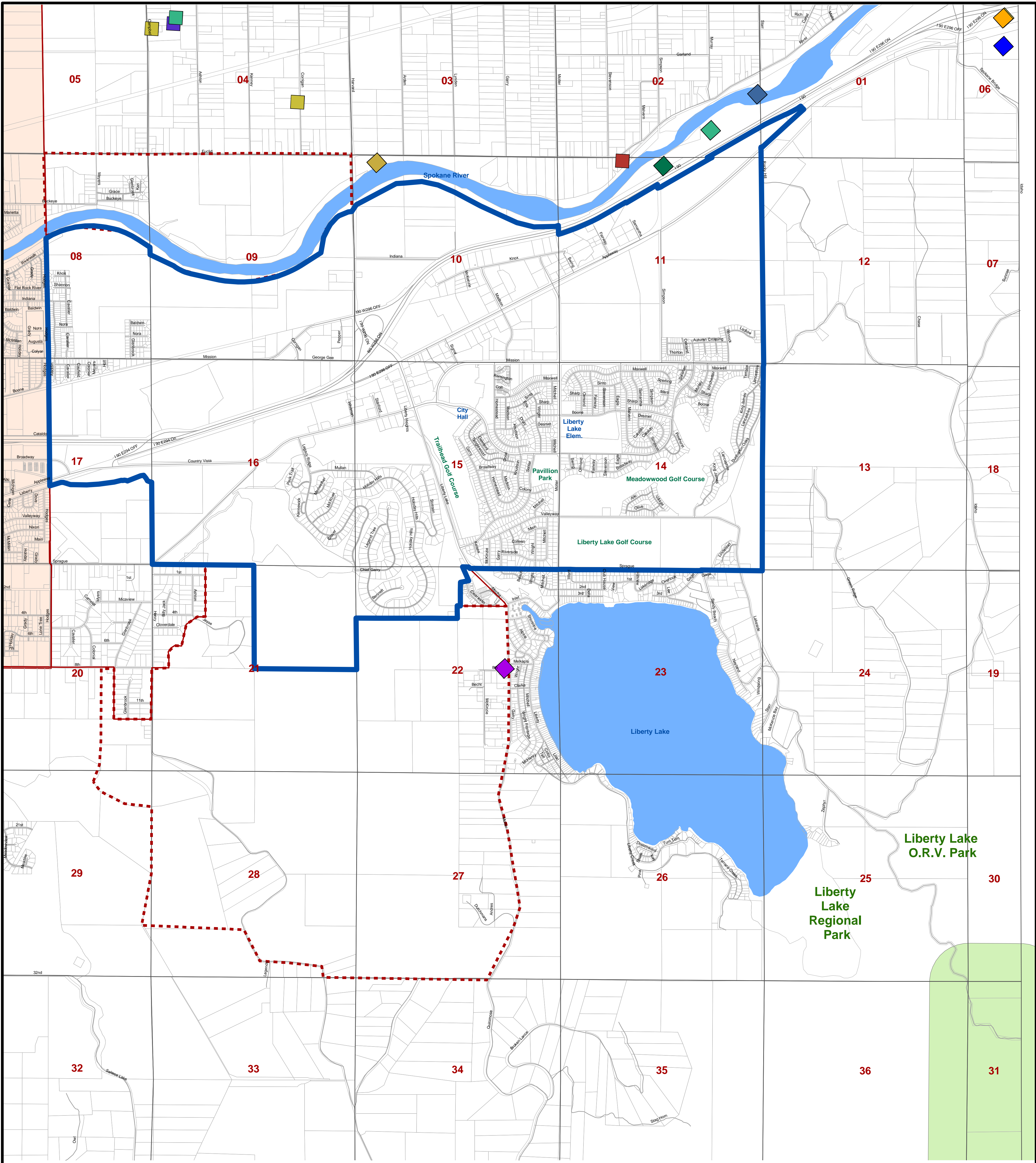
Map Location

Map area is contained within
T 25 N, R 45 E, W.M.



UGA Boundaries Study Liberty Lake Watershed

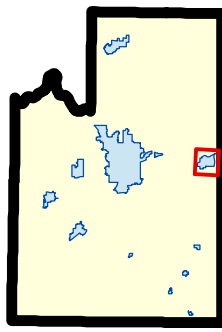




Map Legend

- | | | |
|---|---|--|
| <ul style="list-style-type: none">City of Liberty LakeExisting UGA BoundaryCity of Spokane ValleyUGA Proposal AreasSectionsParcelsWater BodiesNat. Res. Land Notification Area | <ul style="list-style-type: none">Liberte Cabin SiteCoeur d'Alene Indian Burial SiteIndian Council AreaHorse Slaughter CampsiteHorse Slaughter SiteIndian Burial GroundWright's Crossing SitePringle Homestead | <ul style="list-style-type: none">Barth HouseBarth Rock WindmillRiver Rock HouseRiver Rock HouseSeaton/Rels Home |
|---|---|--|

Map Location



Map area is contained within T 25 N, R 45 E, W.M.

Due to map scale, some streets may not be labeled.

This map is for informational purposes only and is not a legal document.

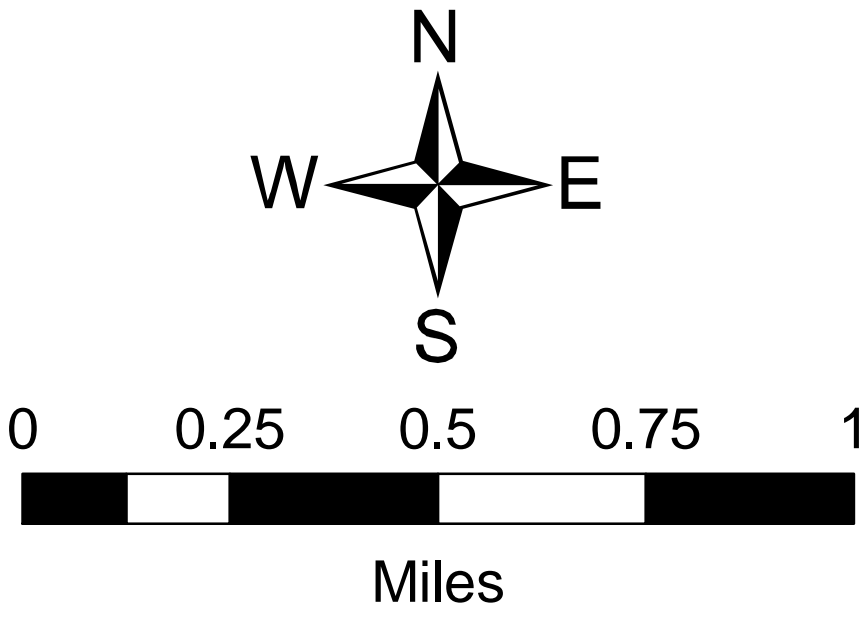
**UGA Boundaries Study
Natural Resource Lands &
Historic Sites Map**

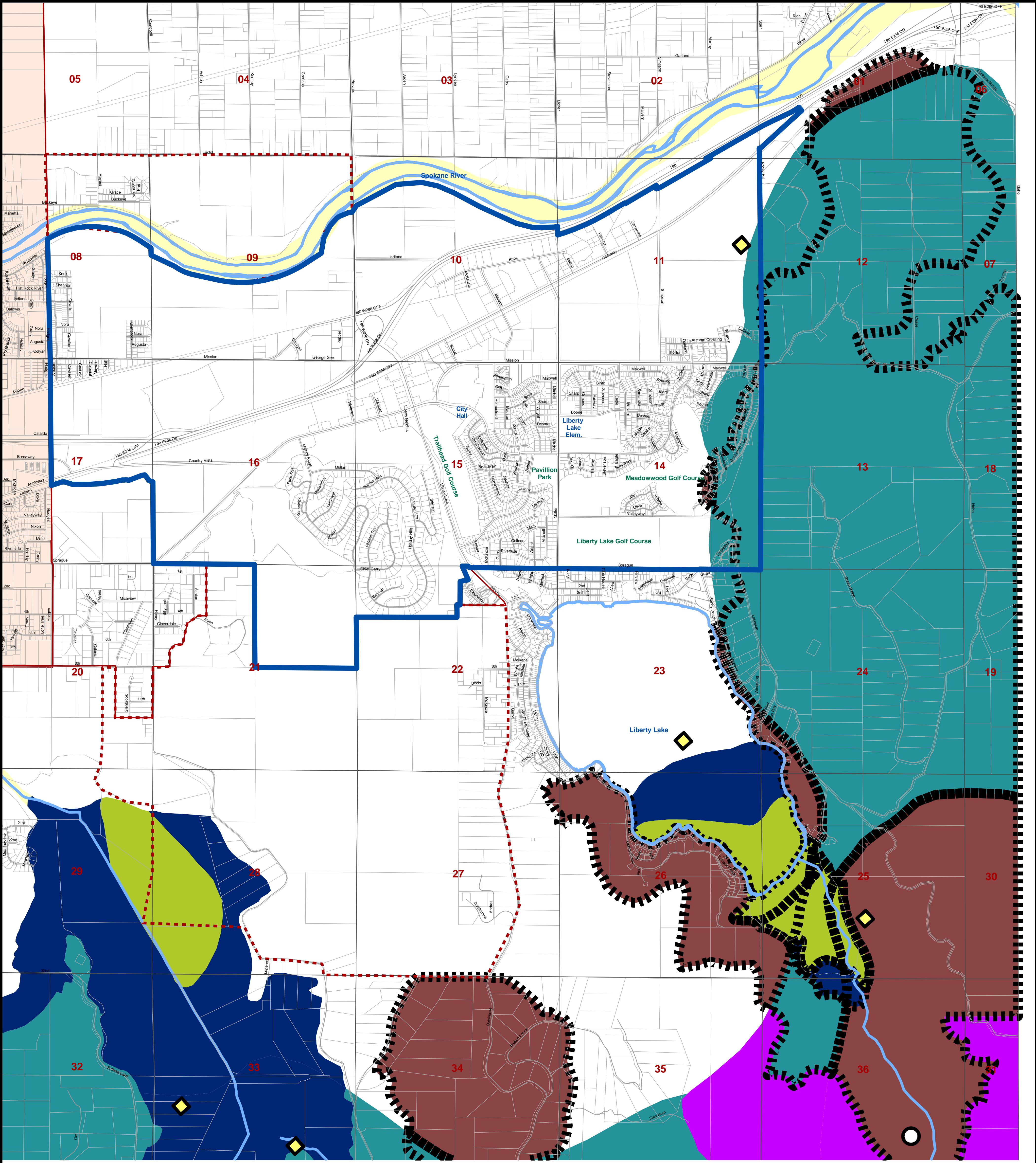
Map Updated - October 16, 2006

For information please contact
The City of Liberty Lake
Community Development Department
509-755-6708



UGA Boundaries Study Natural Resource Lands & Historic Sites





Map Legend

- City of Liberty Lake

Existing UGA Boundary

City of Spokane Valley

UGA Proposal Areas

Sections

Streets

Parcels

Water Bodies

Monitored Species
- Primary Habitat

Elk Habitat

Moose Habitat

White Tailed Deer

Waterfowl

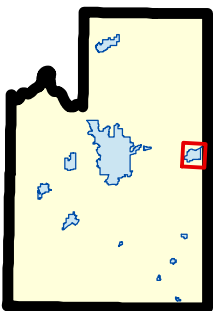
Wetland Habitat

Urban Natural Open Space

Additional White Tailed Deer Habitat

Threatened Species

Map Location



Map area is contained within
T 25 N, R 45 E, W.M.

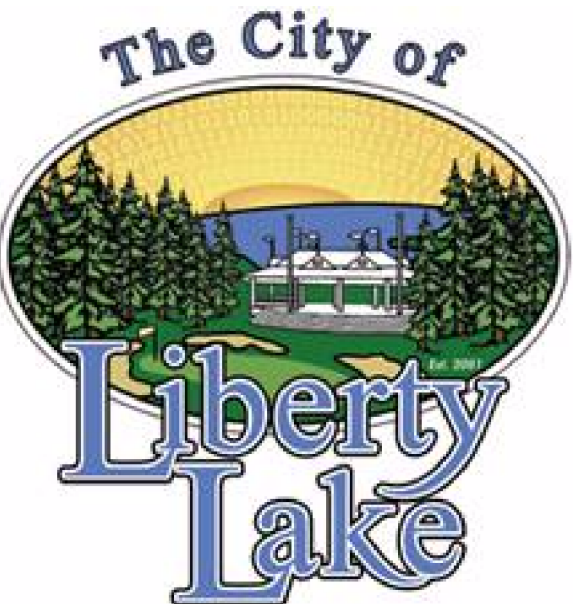
Due to map scale, some streets may not be labeled.

This map is for informational purposes only and is not a legal document.

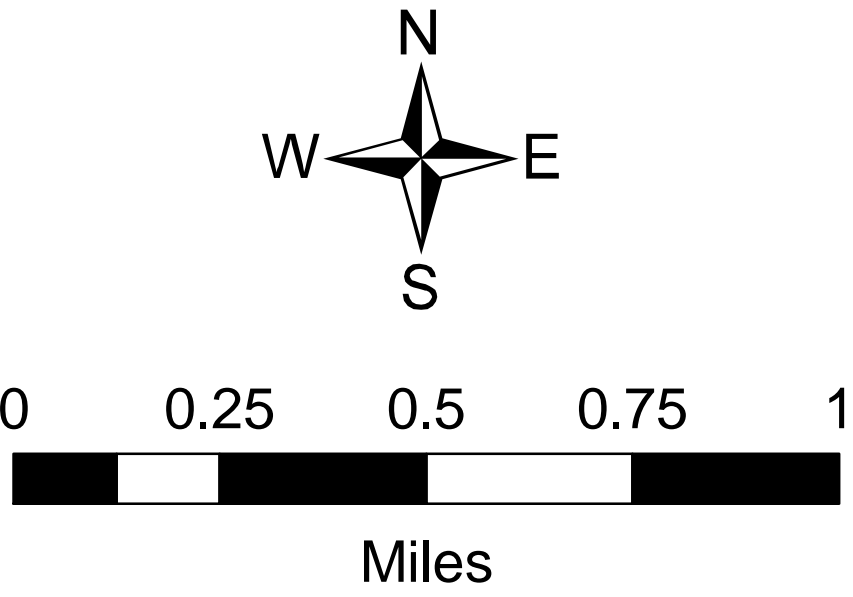
**UGA Boundaries Study
Priority Habitats Map**

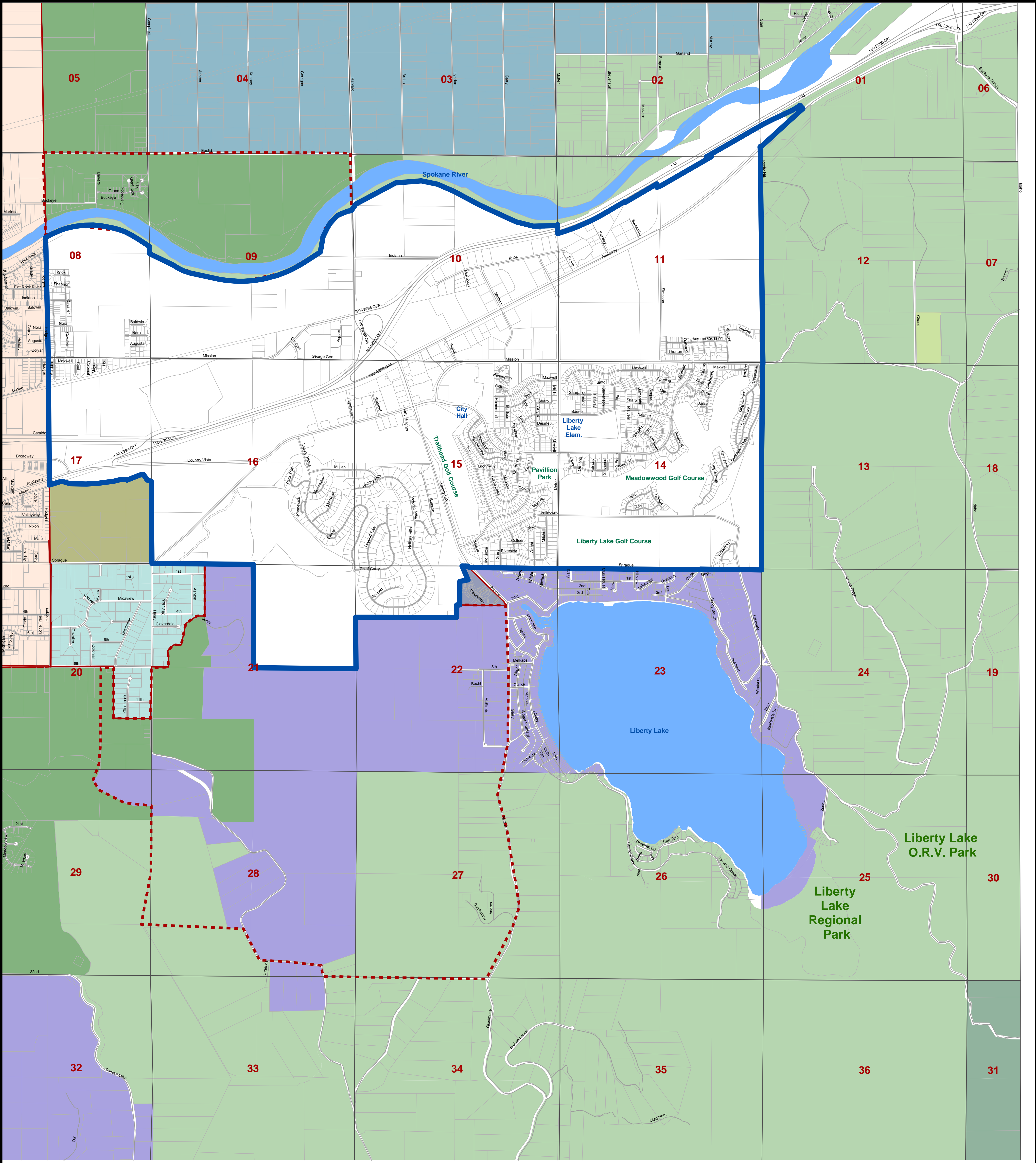
Map Updated - October 16, 2006

For information please contact
The City of Liberty Lake
Community Development Department
509-755-6708



UGA Boundaries Study Priority Habitats





Map Legend

- City of Liberty Lake

Existing UGA Boundary

City of Spokane Valley

UGA Proposal Areas

Sections

Streets

Parcels

Water Bodies
- Spokane County Zoning**

Rural Conservation (RCV)

Rural Traditional (RT)

Rural 5 (R-5)

Urban Reserve (UR)

Low Density Residential (LDR)

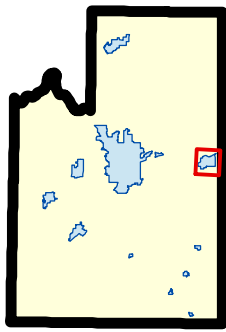
Medium Density Residential (MDR)

Light Industrial (LI)

Mineral (MZ)

Forest (FZ)

Map Location



Map area is contained within
T 25 N, R 45 E, W.M.

Due to map scale, some streets may not be labeled.

This map is for informational purposes only and is not a legal document.

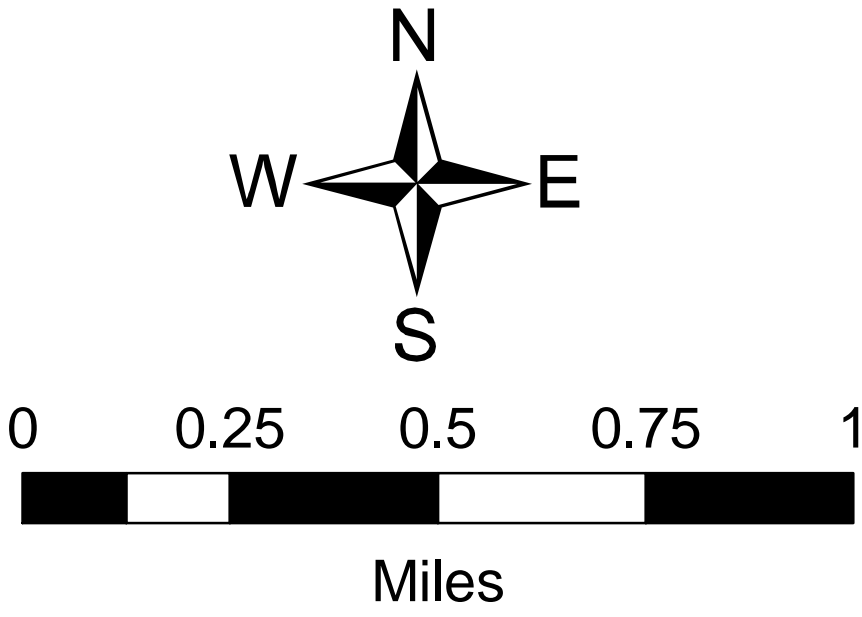
**UGA Boundaries Study
Spokane County Zoning Map**

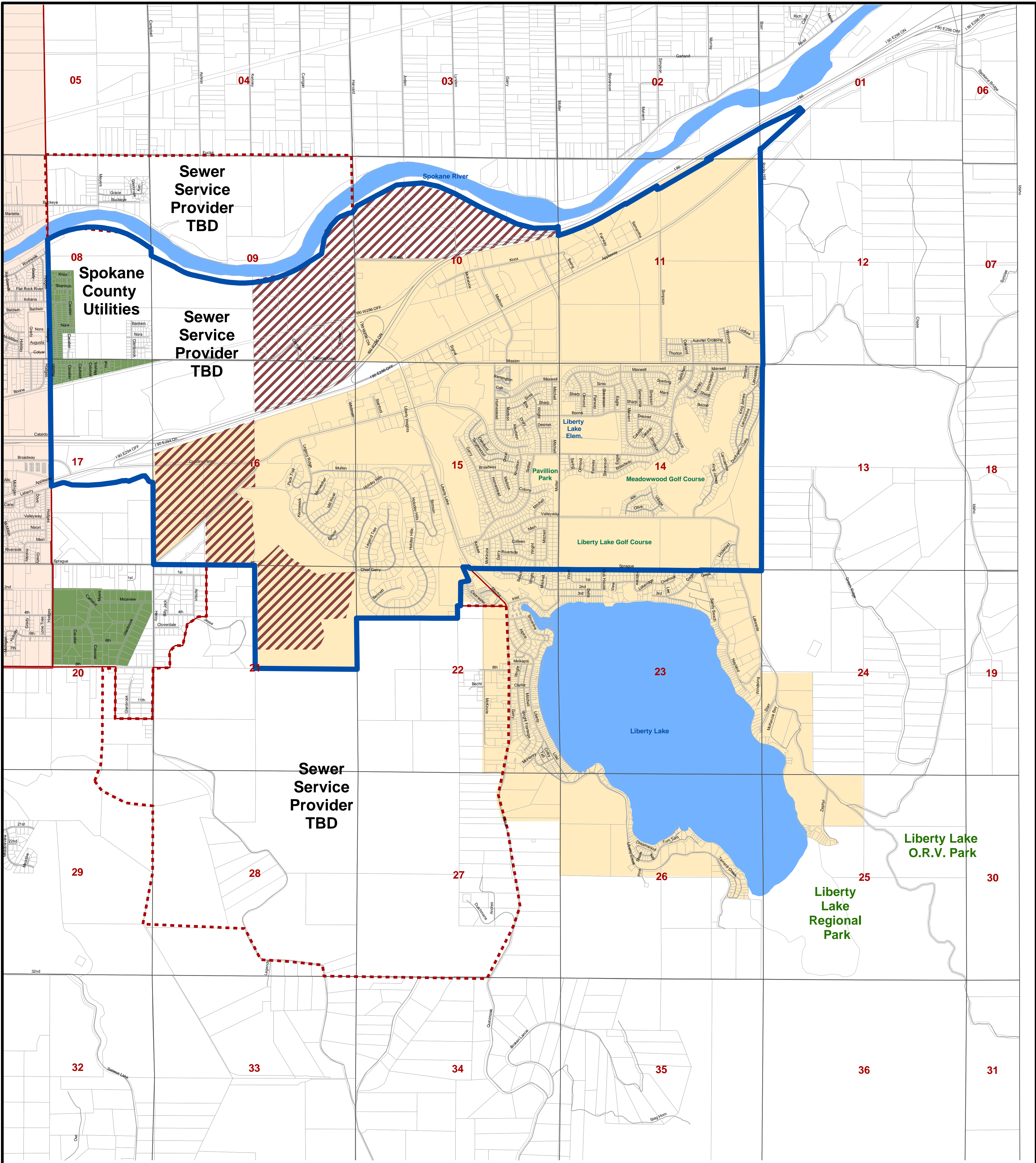
Map Updated - October 16, 2006

For information please contact
The City of Liberty Lake
Community Development Department
509-755-6708




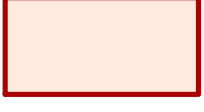








UGA Boundaries Study Spokane County Zoning

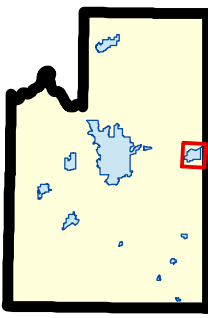




Map Legend

- | | |
|--|--|
|  City of Liberty Lake |  Water Bodies |
|  Existing UGA Boundary | Sewer Service Providers |
|  City of Spokane Valley |  Liberty Lake Sewer District |
|  UGA Proposal Areas |  Spokane County Utilities |
|  Sections |  LLSWD Proposed Sewer Service Agreement Areas |
|  Parcels | |

Map Location



Map area is contained within
T 25 N, R 45 E, W.M.

Due to map scale, some streets may not be labeled.

This map is for informational purposes only and is not a legal document.

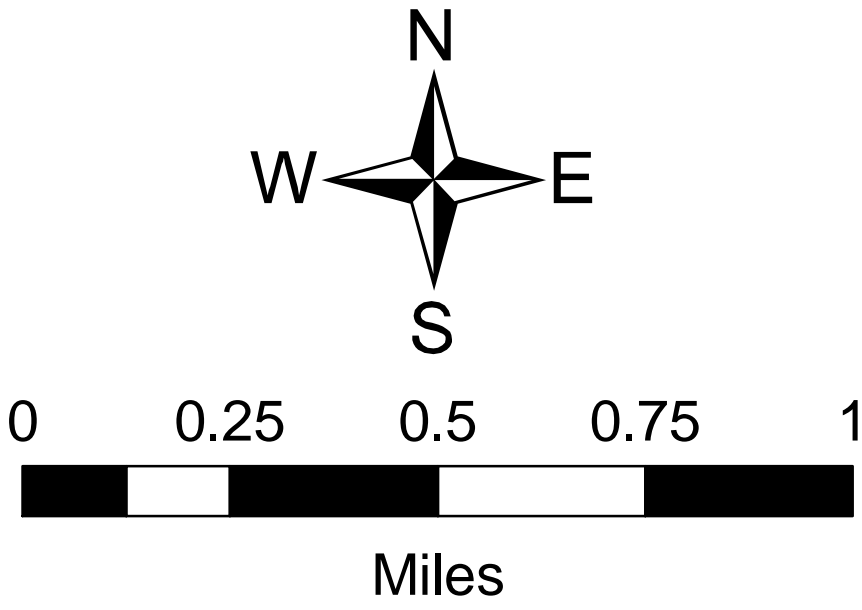
**UGA Boundaries Study
Sewer Service Providers Map**

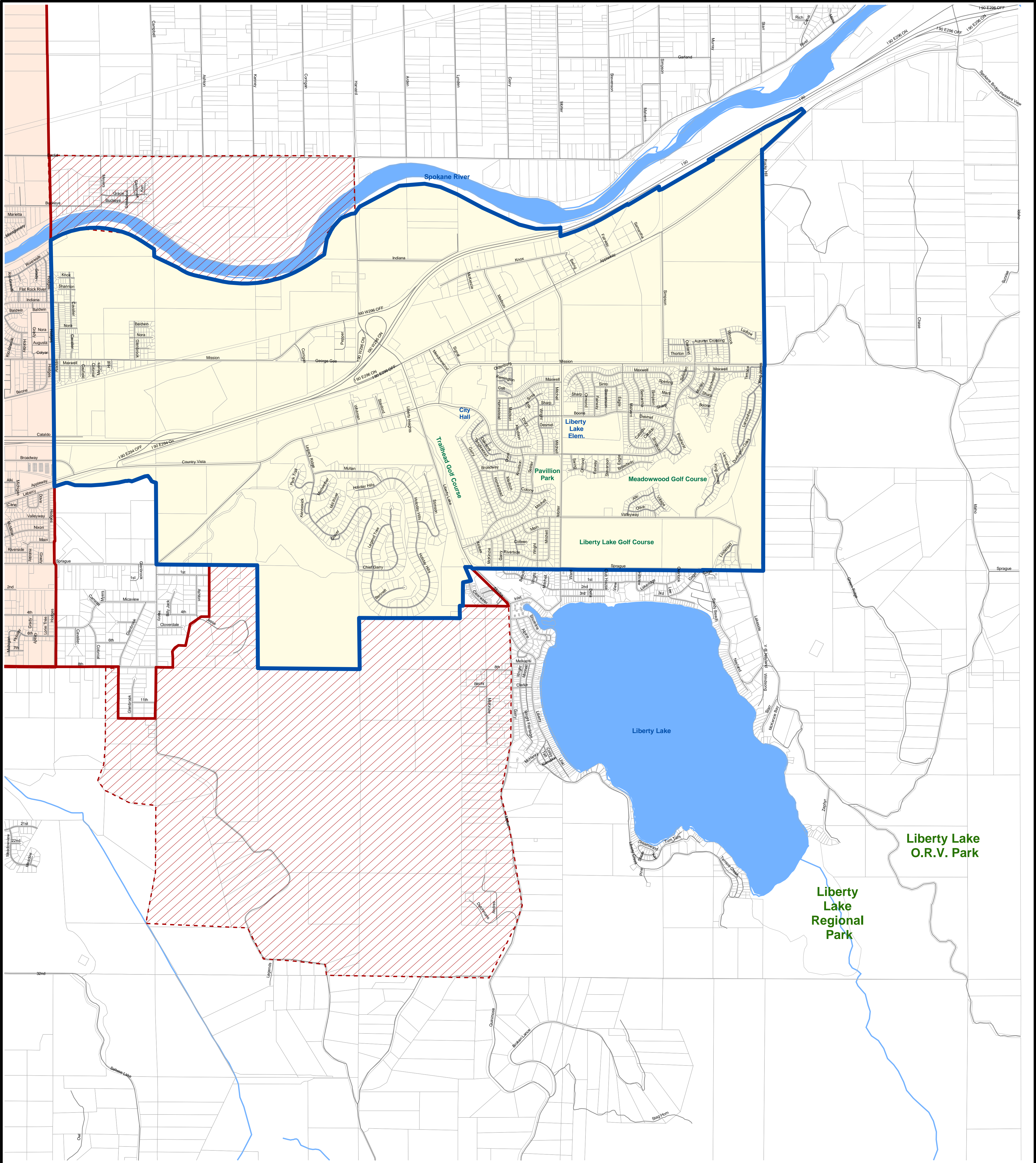
Map Updated - October 16, 2006

For information please contact
The City of Liberty Lake
Community Development Department
509-755-6708



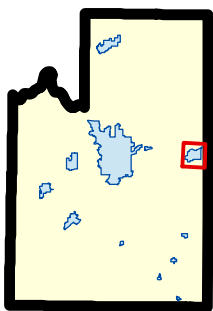
UGA Boundaries Study Sewer Service Providers





Map Legend

Map Location



Map area is contained within
T 25 N, R 45 E, W.M.

Due to map scale, some streets may not be labeled.

This map is for informational purposes only and is not a legal document.

UGA Alternative Map #2 (All Alternatives Included)

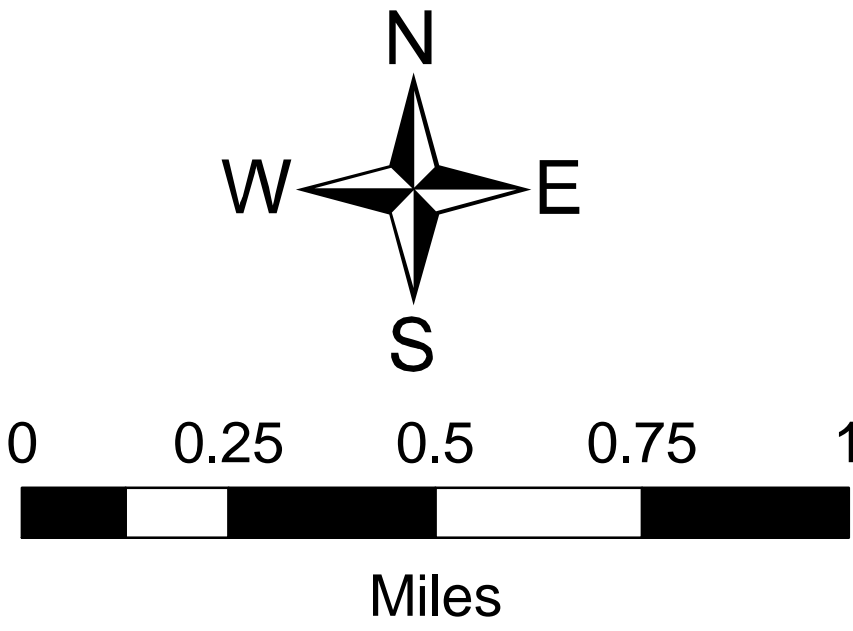
Map Created - October 10, 2006

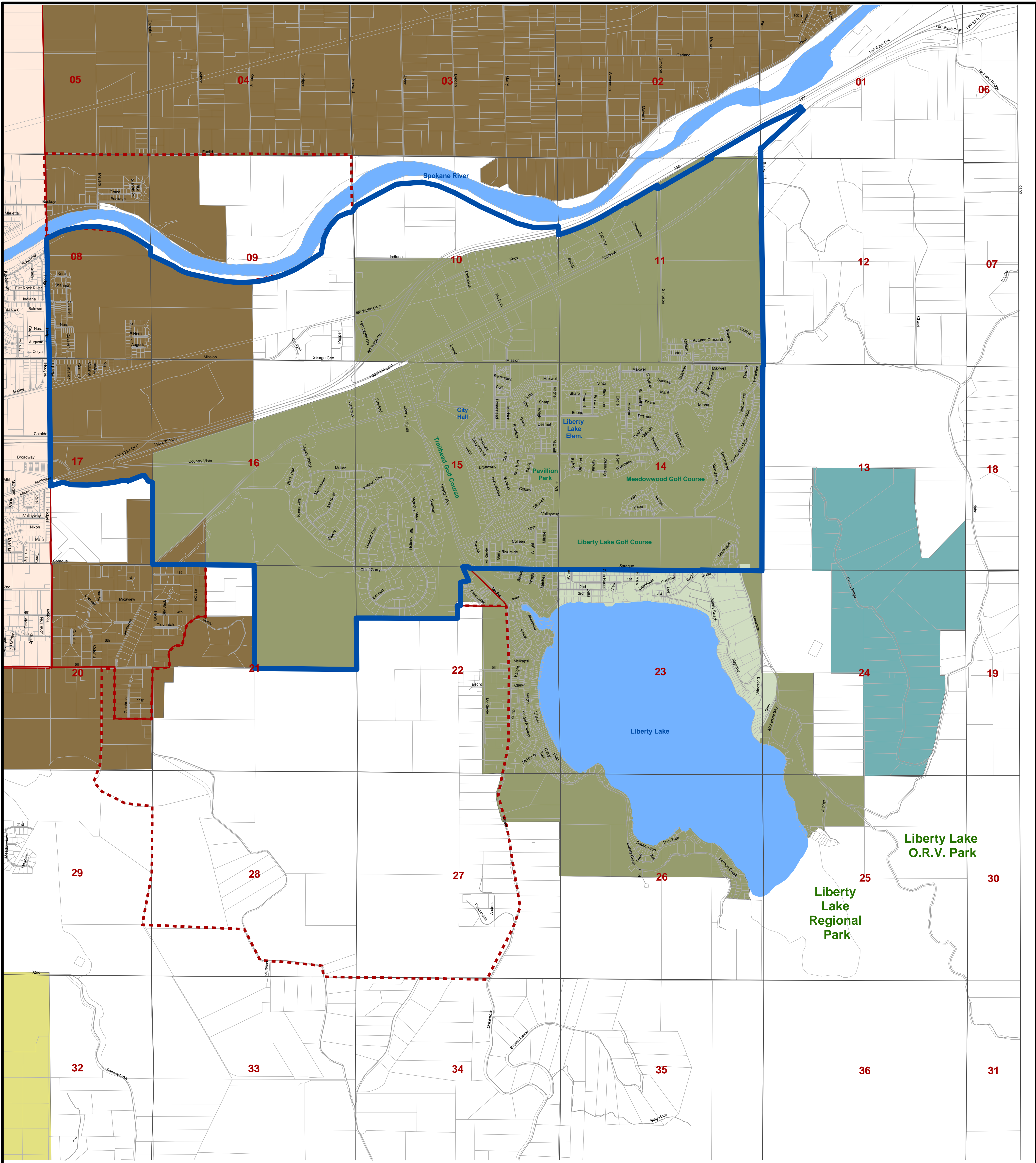
For information please contact
The City of Liberty Lake
Community Development Department
509-755-6708

- City of Liberty Lake
- Existing UGA Boundary
- City of Spokane Valley
- Parcels
- UGA Alternative #2



UGA Alternative #2
(All Alternatives Included)





Map Legend


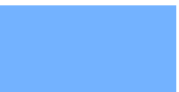









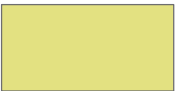
Due to map scale, some streets may not be labeled.

This map is for informational purposes only and is not a legal document.

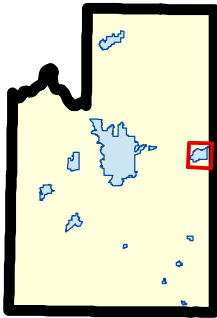
**UGA Boundaries Study
Water Purveyors Map**

Map Updated - November 1, 2006

For information please contact
The City of Liberty Lake
Community Development Department
509-755-6708

- | | | | |
|---|------------------------|--|--|
|  | City of Liberty Lake |  | Water Bodies |
|  | Existing UGA Boundary |  | Liberty Lake Sewer District |
|  | City of Spokane Valley |  | Eastside Liberty Lake Improvement Club |
|  | UGA Proposal Areas |  | Consolidated Irrigation District #19 |
|  | Sections |  | Greenridge Estates |
|  | Parcels |  | Vera Irrigation District #15 |

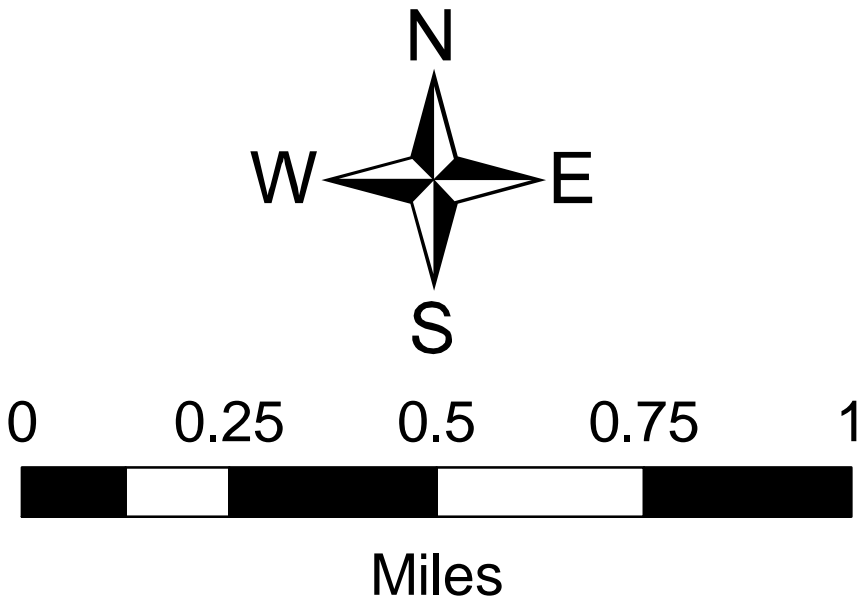
Map Location

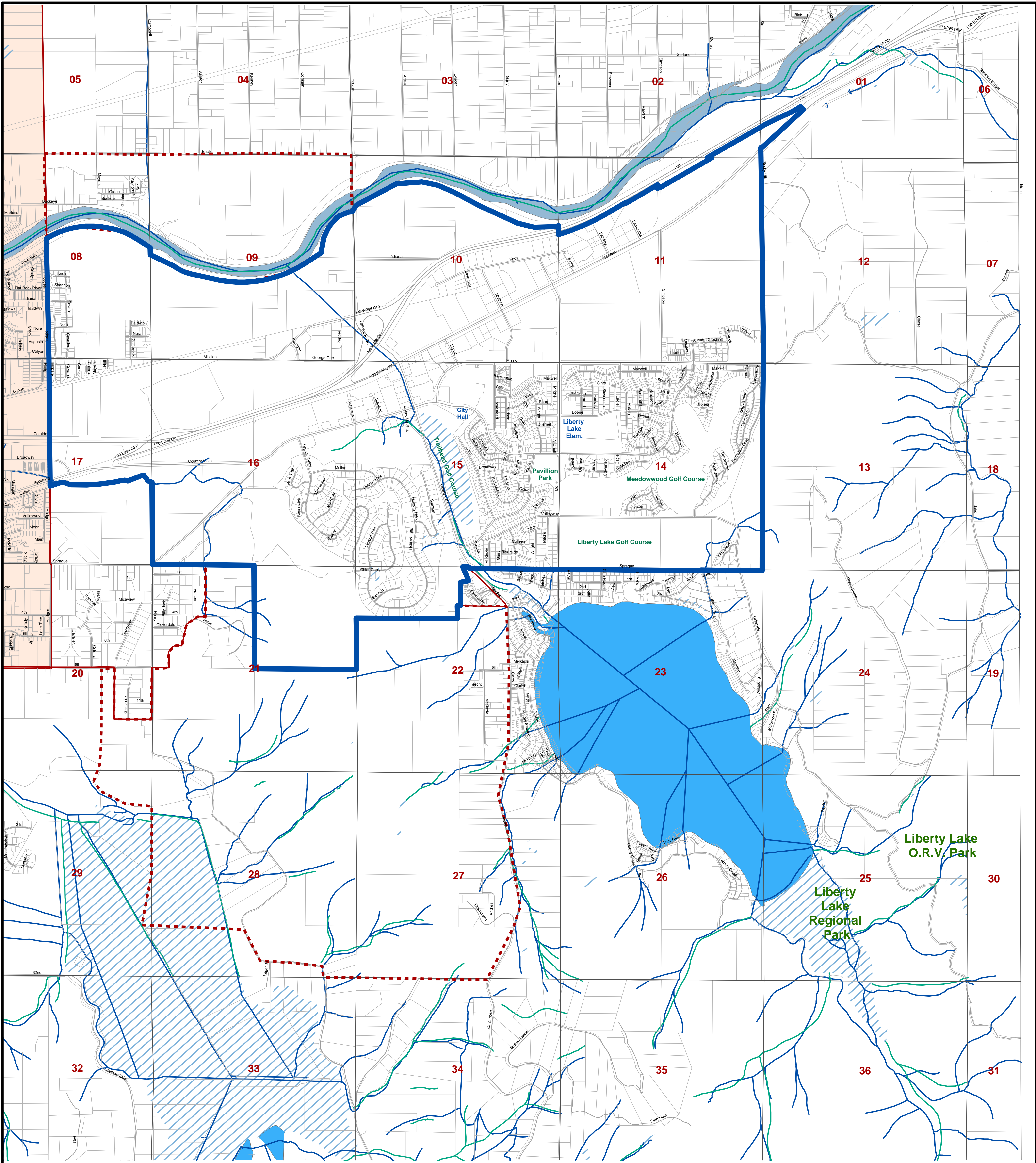


Map area is contained within
T 25 N, R 45 E, W.M.



UGA Boundaries Study Water Purveyors

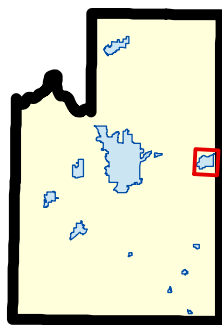




Map Legend

- | | |
|------------------------|-----------------|
| City of Liberty Lake | Wetlands |
| Existing UGA Boundary | PERMANENT LAKE |
| City of Spokane Valley | PERMANENT RIVER |
| UGA Proposal Areas | SEASONAL MARSH |
| Sections | Wetland Streams |
| Streets | DNR Streams |
| Parcels | |

Map Location



Map area is contained within
T 25 N, R 45 E, W.M.

Due to map scale, some streets may not be labeled.

This map is for informational purposes only and is not a legal document.

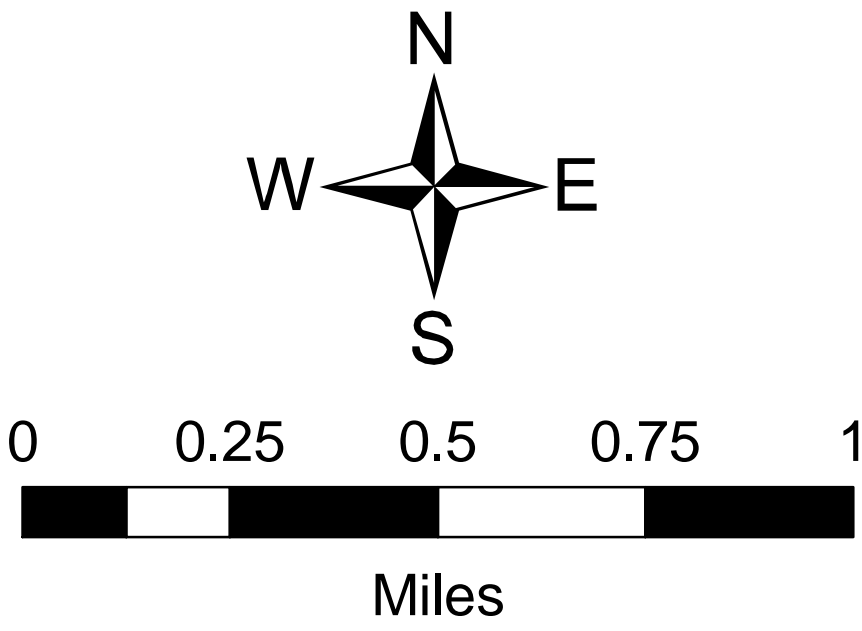
UGA Boundaries Study Wetlands Map

Map Updated - October 16, 2006

For information please contact
The City of Liberty Lake
Community Development Department
509-755-6708



UGA Boundaries Study Wetlands



APPENDIX E: COMMENTS SUBMITTED ON SCOPING

S P O K A N E



C O U N T Y

UTILITIES DIVISION
N. Bruce Rawls, P.E., Utilities Director

A DIVISION OF THE PUBLIC WORKS DEPARTMENT

October 24, 2006

Doug Smith:
City of Liberty Lake
Community Development
22710 East Country Vista Blvd
Liberty Lake, WA 99019

Dear Doug:

**SUBJECT: CITY OF LIBERTY LAKE URBAN GROWTH AREA STUDY
BOUNDARIES**

I have received a copy of the Determination of Significance and Scoping Notice related to the Urban Growth Area Study Boundaries, and I observe that a portion of the proposal appears to include the area commonly referred to as Saltese Flats. I offer the following comments on behalf of the Spokane County Division of Utilities.

Spokane County and other regional agencies are interested in preserving and protecting a significant portion of the Saltese Flats area in and surrounding the 100 year flood plain as a restored wetland and wildlife habitat area. If you desire to include that area as an urban growth area, we ask that a very robust environmental analysis occur with regards to the significant impacts to Natural Environment that could occur from urban densities in or around a Critical Area of that nature. However, we would encourage the City of Liberty Lake to place a higher priority on designating other study areas as urban growth areas rather than the lands in and around Saltese Flats. We believe that the Saltese Flats area may be better suited for a different land use designation than urban.

If you have any questions, please contact me at 477-7289.

Sincerely,

A handwritten signature in black ink, reading "N. Bruce Rawls". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

N. Bruce Rawls

cc: John Pederson, Asst Director-Spokane County Building and Planning
Kevin Cooke, Sewer Planning and Design Manager
Board of County Commissioners of Spokane County

Located at: 1026 W. Broadway, 4th Floor
1026 W. Broadway • Spokane, WA 99260-0430
(509) 477-3604 • FAX: (509) 477-4715 • TDD: (509) 477-7133

Mary Wren-Willson

From: Doug Smith [dsmith@libertylakewa.gov]
Sent: Wednesday, October 25, 2006 10:18 AM
To: Mary Wren
Subject: FW: comment card - UGA Study Boundaries

-----Original Message-----

From: Heather Chalich [mailto:chalharp@msn.com]
Sent: Tuesday, October 24, 2006 1:57 PM
To: dsmith@libertylakewa.gov
Subject: comment card - UGA Study Boundaries

Attached are my comments on the scope of the EIS for UGA Boundary Extension.
Thank you,
Heather Chalich

10/25/2006

COMMENT CARD – ALTERNATIVES #2 through #7

NAME: Heather Chalich

PHONE: 509 – 892 - 1133

ADDRESS: 23305 E Maxwell, Liberty Lake WA 99019

EMAIL: chalharp@msn.com

Please enter for the public record my request that these issues be addressed in the EIS on all properties considered for inclusion with the proposed expansion of the UGA. I would like to see each of these concerns addressed relative to each proposed UGA Alternative. Please note I have added issues concerning cultural resources and visual and aesthetic impacts which were not included in the comment list provided by the City of Liberty Lake.

Natural Environment

Water (surface water, groundwater, water quality & quantity):

- Address Spokane County Conservation District's 2005 Shoreline Inventory and Assessment Project findings that parts of the Spokane River running through the proposed NW UGA are "High Quality Areas" and have a "High" rating for developmental impact. The Spokane County Conservation District should be contacted for input.
- Address water quality issues for Spokane River and Liberty Lake with increased runoff from development with expansion of the UGA. Department of Ecology should be contacted for input.
- Conduct wetland inventory for flowing and non-flowing water in the extension areas. Address functioning condition of these wetlands, are they at risk of decline with increased development.

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat):

- Consult WA Department of Fish and Wildlife to determine if there are areas of critical habitat or threatened and endangered plant and animal species in the extension areas.
- Address affects of decreased riparian habitat on wildlife and fish due to increased development.
- Address impacts of fragmentation from increased development on wildlife habitat for those species requiring continuous blocks of land to maintain successful breeding, feeding and migration.
- Analyze the impact of losing 2000 acres of priority habitats such as shrub-steppe, riparian, and basalt outcroppings on current and potential wildlife populations in the watershed. Consult WA Department of Fish and Wildlife.

Visual and Aesthetic Impact

- Address impacts of decreased recreational values on Spokane River and Liberty Lake from removal of naturally vegetated hillsides and shorelines due to increased development in these areas.
- Address impacts of reduced aesthetic value for current property owners and community due to destruction of natural scenery on hillsides and river shoreline.

Built Environment

Transportation (vehicular traffic, safety, pedestrian circulation, parking):

- Address emergency and safety impacts of increased traffic loads on roads due to increased development in the area.
- Address economic impacts for community to build adequate road systems to support larger population with expanded boundary.

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater):

- Address impacts of additional development on Central Valley School District. There isn't adequate schooling facilities for the current population, what will the impact be with additional developments that increases the population even more.

Historic, Architectural, Archeological, and Cultural Resources:

- Consult with WA Department of Archaeology and Historic Preservation about doing a Cultural Survey for potential historic, architectural, archeological resources in these areas.

Sincerely,

Heather Chalich

22710 E. COUNTRY VISTA BLVD., LIBERTY LAKE WA 99019

TELEPHONE (509) 755-6707 FAX: (509) 755-6713

WWW.LIBERTYLAKewa.GOV

Mary Wren-Willson

From: Doug Smith [dsmith@libertylakewa.gov]
Sent: Wednesday, October 25, 2006 8:34 AM
To: Mary Wren
Subject: FW: UGA boundry movement proposals and EIS

-----Original Message-----

From: Sam Kinard [mailto:samkinard@ccser.com]
Sent: Tuesday, October 24, 2006 3:59 PM
To: dsmith@libertylakewa.gov
Subject: UGA boundry movement proposals and EIS

24 October 2006

Attention Doug Smith:

I am concerned with the City of Liberty Lakes' proposed expansion of the Urban Growth Area (UGA) boundary proposals' and request that the scope of the Environmental Impact Study (EIS) include the following issues.

- Proposed water sources and projected water withdrawal quantities, if properties developed to urban densities within the proposed UGA expansion area, and the effect on the Rathdrum Prairie Aquifer, Spokane River, and Liberty Lake.
- Comprehensive storm water management plan for each proposal.
- How will storm runoff be treated to prevent nutrient loading of Liberty Lake and how effective will the treatment be in preventing phosphorus loading of the Lake.
- What level of phosphorus loading of the lake will result from treated and untreated storm water runoff if the UGA is moved?
- Which proposals include hillsides or sub-basins immediately adjacent to the lake, NE, E5, E8, E10, W1, W9, W19 and W13, listed in the 1978 scientific study of the lake, know as the Liberty Lake Restoration Plan, where development should be discouraged?
- Are proposals in compliance with the Liberty Lake Restoration Project recommendations and if not, what effects of development and impacts on the lake can be expected.
- Do proposals include geologically sensitive areas which do not perk and thus will be more prone to erosion, and if so what will be done to mitigate the impact.
- Do proposals include steep rocky soils, areas that are not good site choices for increased urban density developments, or geographical hazard areas?
- What are the animal habitats exist and what will the impact on these animals of proposed development?
- Do proposals conform to the state growth management act?
- What impacts on exiting roads will these developments have?

10/25/2006

- Will existing roads need to be widened or improved to accommodate the increased population?
- What facilities will be required for schools and other public services if these areas are developed to urban guidelines.

Please ensure that the above issues are addressed by the EIS for proposal 2-7, of the comprehensive plan update.

Sincerely,

Sam Kinard
1823 S. Liberty Drive
Liberty Lake, WA 99019
509-998-2035

Mary Wren-Willson

From: Doug Smith [dsmith@libertylakewa.gov]
Sent: Wednesday, October 25, 2006 8:34 AM
To: LibertyLJim@aol.com
Cc: Mary Wren
Subject: RE: UGA Alternatives for Liberty Lake

Thank you for your comments; they will be added the record.

-----Original Message-----

From: LibertyLJim@aol.com [mailto:LibertyLJim@aol.com]
Sent: Tuesday, October 24, 2006 3:38 PM
To: dsmith@libertylakewa.gov
Subject: UGA Alternatives for Liberty Lake

Dear Mr. Smith, regarding the seven alternatives put forward on the UGA I would strongly encourage you to support only the first which does not change the current boundaries. The qualities of life that have made this an attractive and safe place to live would be severely compromised by any of the other proposals. Those who wish to develop their property should recognize that the urbanization of Liberty Lake will soon make this area indistinguishable from many other locations in our county and cause us to lose that which has made this a great place to live and profitable place to develop. More traffic lights, crime and congestion will impair the rural natural beauty we enjoy and discourage the sale of homes already built. There is one other alternative that should have been included which would move the UGA well south of the Spokane River thereby better protecting this amazing river front. There would still be enough room to accommodate the growth you seek and yet better preserve the uniqueness of the area. I would ask you to create an alternative that embraces this reduction in the current size of the existing UGA boundary. Thank you, Jim Nania, 1921 S, Liberty Dr., Liberty Lake, WA.

COMMENT CARD - ALTERNATIVE #1

NAME: KEVA MONSON

PHONE: 255-6048

ADDRESS: PO BOX 116

EMAIL: keva@monson.com

Natural Environment

Water (surface water, groundwater, water quality & quantity):

Ther need to be addresses on # ~ 0
important! important! extremely important that experts make these decisions.

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat):

Nesting for rare bird species, animal habitat, rock outcroppings that cannot be replaced, "edges" corridors of natural plants

Earth (soils and steep slopes):

We need to pay special attention to those slopes "soil" how each plays into the watershed & aquifer recharge.

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/ policies):

ym
land along the lake was planted in 1904 ~ 102 years ago! don't have to use that # to perpetuate your numbers now. Please.

Transportation (vehicular traffic, safety, pedestrian circulation, parking):

We already are impacted by our current population's road usage. Picking bit, Bella Lago, Golden Finch, etc., are not even full we have no idea how they will impact roads.

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater):

USWD can only deal w/ x# of gallons of usage; CUSD can only accommodate 16 more classrooms; fire stations must be w/in five miles of a development; we are making out now w/ ongoing permits. I'd like to know what the plan is for other developments being considered. Are the developers, city, paying for these costs that will ultimately occur?

Environmental Health:

Cut trees, turning in soil, destroy eco systems that have been in existence for who-knows-how long - how can you know the effect this has on our rainfall, aquifer recharge habits, and overall health of our area?

COMMENT CARD - ALTERNATIVE #

NAME: KEVA MONSON

OCT 2 1990

PHONE: 255-6048

ADDRESS: POBOX 116

LIBERTY LAKE, WA 99019

EMAIL: keva@monson.com

Natural Environment

Water (surface water, groundwater, water quality & quantity):

There needs to be addresses on # 2 & 3

important! important! extremely important that experts make these decisions.

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat):

Nesting for rare bird species, animal habitat, rock outcroppings that cannot be replaced, "edges" corridors of natural plant

Earth (soils and steep slopes):

We need to pay special attention to these slopes "soil" how each plays into the watershed & aquifer recharge.

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/ policies):

Ym land along the lake was planted in 1904 ~ 102 years ago! don't have to use that # to perpetuate ym numbers now. Please.

Transportation (vehicular traffic, safety, pedestrian circulation, parking):

We already are impacted by our current population's road usage. Prichy hill, Bella Lago, Golden Finch, etc., are not even full we have no idea how they will impact roads.

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater):

USWD can only deal w/ x# of gallons of usage; CUSD can only accommodate 16 more classrooms; fire stations must be w/in five miles of a development; we are maxed out now w/ ongoing permits. I'd like to know what the plan is for other developments being considered. Are the developers, city, paying for these costs that will ultimately occur?

Environmental Health:

Cut trees, turning in soil, destroy eco systems that have been in existence for who-knows-how long - how can you know the effect this has on our rainfall, aquifer recharge habits, and overall health of our area?

COMMENT CARD--ALTERNATIVE #3

NAME: KEVA MONSON
ADDRESS: PO BOX 116

PHONE: 255-6048
EMAIL: keva@monson.com

Natural Environment

Water (surface water, groundwater, water quality & quantity):

There needs to be addresses on #2 & 3
important! important! extremely important that experts make these decisions.

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat):

Nesting for
rare bird species, animal habitat, rock outcroppings
that cannot be replaced, "edges" corridors of natural plants

Earth (soils and steep slopes):

We need to pay special attention to these
slopes "soil" how each plays into the watershed &
aquifer recharge.

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/ policies):

400
Land along the lake was platted in 1904 ~ 102 years ago! don't have
to use that # to perpetuate your numbers now. Please.

Transportation (vehicular traffic, safety, pedestrian circulation, parking):

We already are impacted
by our current population's road usage. Picking bill, Bella Lago,
Golden Finch, etc., are not even full we have no idea how they
will impact roads.

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater):

USWD can only deal w/ x# of gallons of usage; CUSD can only
accommodate 16 more classrooms; fire stations must be w/in five
miles of a development; we are making out now w/ ongoing permits.
Energy: I'd like to know what the plan is for other developments being considered.
Are the developers, city, paying for these costs that will ultimately occur?

Environmental Health:

Cut trees, turning in soil, destroy ecosystems that
have been in existence for who-knows-how long -
how can you know the effect this has on our rainfall, aquifer
recharge habits, and overall
health of our area?

COMMENT CARD - ALTERNATIVE #4

NAME: KEVA MONSON

PHONE: 255-6048

ADDRESS: PO BOX 116

EMAIL: keva@monson.com

Natural Environment

Water (surface water, groundwater, water quality & quantity): There needs to be addresses

important! important! extremely important that experts make these decisions. on # ~ 8

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat): Nesting for rare bird species, animal habitat, rock outcroppings that cannot be replaced, "edges" corridors of natural plant.

Earth (soils and steep slopes): We need to pay special attention to these slopes "soil" "how each plays into the watershed" "aquifer recharge."

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/ policies): you just along the lake was planted in 1904 ~ 102 years ago! don't have to use that # to perpetuate your numbers now. Please.

Transportation (vehicular traffic, safety, pedestrian circulation, parking): We already are impacted by our current population's road usage. Drchey hill, Bella Lago, Golden Inch, etc., are not even full we have no idea how they will impact roads.

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater): USWD can only deal w/ x# of gallons of usage; CUSD can only accommodate 16 more classrooms; fire stations must be w/in five miles of a development; we are making out now w/ ongoing permits. I'd like to know what the plan is for other developments being considered. Are the developers, city, paying for these costs that will ultimately occur?

Environmental Health: Cut trees, turning in soil, destroy eco systems that have been in existence for who-knows-how long - how can you know the effect this has on our rainfall, aquifer recharge habit, and overall health of our area?

COMMENT CARD - ALTERNATIVE # 5

NAME: KEVA MONSON

ADDRESS: PO BOX 116

City Clerk/Treasurer
Initials: JM

PHONE: 255-6048

EMAIL: keva@monson.cn

Natural Environment

Water (surface water, groundwater, water quality & quantity):

These needs to be addressed
on # ~ 8
important! important! extremely important that experts make these decisions.

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat):

Nesting for
rare bird species, animal habitat, rock outcroppings
that cannot be replaced, "edges" corridors of natural plants

Earth (soils and steep slopes):

We need to pay special attention to these
slopes "soil" how each plays into the watershed &
aquifer recharge.

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/ policies):

you
land along the lake was platted in 1904 ~ 102 years ago! don't have
to use that # to perpetuate your numbers now. Please.

Transportation (vehicular traffic, safety, pedestrian circulation, parking):

We already are impacted
by our current population's road usage. Pickups, bikes, Bella bags,
Golden Snitch, etc., are not even full - we have no idea how they
will impact roads.

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater):

USWD can only deal w/ x# of gallons of usage; CUSD can only
accommodate 16 more classrooms; fire stations must be w/in five
miles of a development; we are maxed out now w/ ongoing permits.
Energy: I'd like to know what the plan is for other developments being considered.
Are the developers, city, paying for these costs that will ultimately occur?

Environmental Health:

Cut trees, turning in soil, destroy ecosystems that
have been in existence for who-knows-how long -
how can you know the effect this has on our rainfall, aquifer
recharge habitat, and overall
health of our area?

COMMENT CARD - ALTERNATIVE #6

NAME: KEVA MONSON PHONE: 255-6048
 ADDRESS: PO BOX 116 EMAIL: keva@monson.com

Natural Environment

Water (surface water, groundwater, water quality & quantity): These needs to be addressed
on # 2 & 3
important! important! extremely important that experts make these decisions.

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat): Nesting for
rare bird species, anemone habitat, rock outcroppings
that cannot be replaced, "edges" corridors of natural plants

Earth (soils and steep slopes): We need to pay special attention to these
slopes "soil" "how each plays into the watershed"
aquifer recharge.

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/ policies): you
land along the lake was planted in 1904 ~ 102 years ago!
to use that # to perpetuate your numbers now. Please.

Transportation (vehicular traffic, safety, pedestrian circulation, parking): We already are impacted
by our current population's road usage. Picking bill, Bella Lago,
Golden Finch, etc., are not even full we have no idea how they
will impact roads.

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater): USWD can only deal w/ x# of gallons of usage; CUSD can only
accommodate 16 more classrooms; fire stations must be w/in five
miles of a development; we are making out now w/ ongoing permits.
Energy: I'd like to know what the plan is for other developments being considered.
Are the developers, city, paying for these costs that will ultimately occur?

Environmental Health: Cut trees, turning in soil, destroy eco systems that
have been in existence for who-knows-how long -
how can you know the effect this has on our rainfall, aquifer
recharge habits, and overall
health of our area?

COMMENT CARD - ALTERNATIVE # 7

NAME: KEVA MONSON

PHONE: 255-6048

ADDRESS: PO BOX 116

EMAIL: keva@mmson.com

Natural Environment

Water (surface water, groundwater, water quality & quantity): There needs to be addresses

important! important! extremely important that experts make these decisions.

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat): Nesting for
rare bird species, animal habitat, rock outcroppings
that cannot be replaced, "edges" corridors of natural plants

Earth (soils and steep slopes): We need to pay special attention to these
slopes "soil" how each plays into the watershed &
aquifer recharge.

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/ policies): you
land along the lake was planted in 1904 ~ 102 years ago! don't have
to use that # to perpetuate your numbers now. Please.

Transportation (vehicular traffic, safety, pedestrian circulation, parking): We already are impacted
by our current population's road usage. Ducky bird, Bella Lago,
Golden Finch, etc., are not even full we have no idea how they
will impact roads.

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater):
USWD can only deal w/ x# of gallons of usage; CUSD can only
accommodate 16 more classrooms; fire stations must be w/in five
miles of development; we are making out now w/ ongoing permits.
Energy: I'd like to know what the plan is for other developments being considered.
Are the developers, city, paying for these costs that will ultimately occur?

Environmental Health: Cut trees, turning in soil, destroy eco systems that
have been in existence for who-knows-how long -
how can you know the effect this has on our rainfall, aquifer
recharge habits and overall
health of our area?

Received by
COMMENT CARD - ALTERNATIVE #

8

NAME: KEVA MONSON PHONE: 255-6048
 ADDRESS: PO BOX 116 EMAIL: keva@monson.com

Natural Environment

Water (surface water, groundwater, water quality & quantity): There needs to be addresses
on # ~ 8

important! important! extremely important! that experts make these decisions.

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat): Nesting for
rare bird species, animal habitat, rock outcroppings
that cannot be replaced, "edges" corridors of natural plants

Earth (soils and steep slopes): We need to pay special attention to these
slopes "soil" "how each plays into the watershed " "
aquifer recharge.

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/ policies): yes
land along the lake was planted in 1904 ~ 102 years ago! don't have
to use that # to perpetuate your numbers now. Please.

Transportation (vehicular traffic, safety, pedestrian circulation, parking): We already are impacted
by our current population's road usage. Ducky bird, Bella Lago,
Golden Finch, etc., are not even full "we have no idea how they
will impact roads.

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater):
USWD can only deal w/ x# of gallons of usage; CVSD can only
accommodate 16 more classrooms; fire stations must be w/in five
miles of a development; we are making out now w/ ongoing permits.
I'd like to know what the plan is for other developments being considered.
Are the developers, city, paying for these costs that will ultimately occur?

Environmental Health: Cut trees, turning in soil, destroy eco systems that
have been in existence for who-knows-how long -
how can you know the effect this has on our rainfall, aquifer
recharge habits, and overall
health of our area?

OCT 24 2006

COMMENT CARD – ALTERNATIVES #2 through 7

City Clerk/Treasurer
Initials JS

NAME: Shawn Chalich PHONE: 217-6195

ADDRESS: 23305 E. Country Homes, Liberty Lake EMAIL: _____

Natural Environment

Water (surface water, groundwater, water quality & quantity): _____

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat): _____

Earth (soils and steep slopes): Urban density should not be expanded to areas including steep slopes, hillside development is already too extensive (Legacy Ridge), some open areas should be left for residents to enjoy. Best way to protect these is to leave it rural density. Urban Growth Act promotes this idea: growth in some corridors, leave other areas alone.

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/policies): Too much development around Liberty Lake area as it is. Current City of Lib. Lk. boundaries can accommodate 20 year growth projection plans for county. No need to expand except to allow more development, this area should not have to sustain more overdevelopment.

Transportation (vehicular traffic, safety, pedestrian circulation, parking): Freeway, exit/entrance ramps, bridge over freeway, Liberty Lake Road cannot sustain additional development that changing growth boundaries would allow, these roads are already overburdened, long lines off freeway ramps (dangerous stoppages) and at intersections at certain times of day.

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater): Schools of Central Valley already massively overburdened, this area should not be allowed to change to urban density. City of Liberty Lake should show some concern and attempt to protect educational system from being further over-burdened.

Energy: _____

Environmental Health: Urban Growth Act contemplates growth in corridors while leaving other areas alone, to combat urban sprawl, to allow growth to surrounding hills and river valleys would violate UGA principles. City of Lib. Lk. should not expand further into Valley, let's keep it small and manageable.

22710 E. COUNTRY VISTA BLVD., LIBERTY LAKE WA 99019

TELEPHONE (509) 755-6707 FAX: (509) 755-6713

WWW.LIBERTYLAKewa.GOV

OCT 24 2006

City Clerk/Treasurer
Initials *JS*

COMMENT CARD – ALTERNATIVES #2 through 7

NAME: STAN CHALICH PHONE: 981-8434

ADDRESS: 1309 S. LIBERTY DR., LIBERTY LAKE, WA EMAIL: _____

Natural Environment

Water (surface water, groundwater, water quality & quantity): STUDIES SHOULD BE UNDERTAKEN TO ENSURE GROWTH IN AREAS SOUGHT TO BE CHANGED BY CITY OF LIB. LK. TO URBAN GROWTH WOULD NOT AFFECT SENSITIVE AQUIFER AND LIBERTY LAKE WATERSHED. LIBERTY LAKE WATERSHED ALREADY HEAVILY BURDENED WITH DEVELOPMENT.

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat): I AM CONCERNED FOR IMPACT ON ANIMAL SPECIES, PARTICULARLY WITH PROPOSED GROWTH TO SOUTH, DEVELOPMENT INTO HILLS ALREADY TOO EXTENSIVE, DRIVING DEER AND OTHER ANIMALS INTO POPULATED AREAS AND ALONG ROADS.

Earth (soils and steep slopes): SAME CONCERNS AS ABOVE, DON'T CHANGE TO URBAN GRWTH TO SOUTH OF CURRENT CITY BOUNDARIES.

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/policies): WHY DOES LIBERTY LAKE HAVE TO ABSORB MORE GROWTH? IT HAS ALREADY GROWN MASSIVELY IN POPULATION IN RECENT YEARS AND CURRENT BOUNDARIES OF CITY ARE CAPABLE OF ABSORBING 20 YEAR GROWTH PROJECTIONS FROM COUNTY, TO EXPAND UGA WOULD ONLY BENEFIT DEVELOPERS, ALREADY GIVEN PREFERENTIAL TREATMENT BY CITY OF LIB. LK. IN MY OPINION.

Transportation (vehicular traffic, safety, pedestrian circulation, parking): CURRENT GROWTH PROJECTION TOTOLS FOR CITY AREA OF 16,000 SHOULD BE FOLLOWED AND FUNNELED INTO CURRENT CITY BOUNDARIES, DEVELOPMENT TO SOUTH WOULD OVERBURDEN LIBERTY LAKE ROAD, CONTINGENCIES FOR PEDESTRIAN SAFETY SHOULD BE EXPLORED BEFORE EXPANDING UGA FURTHER.

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater): AS A TEACHER AT CVHS, I AM VERY AWARE OF BURDEN PLACED ON SCHOOLS BY OVERDEVELOPMENT, ESPECIALLY BY CITY OF LIBERTY LAKE. WE CURRENTLY HAVE TOO MANY STUDENTS FOR CAPACITY AND WE HAVE JUST BUILT A NEW HIGH SCHOOL! CITY OF LIB. LAKE IN THE PAST HAS NOT SHOWN ENOUGH CONCERN FOR THIS BY ALLOWING TOO MUCH DEVELOPMENT WITH LITTLE OR NO CONCERN FOR CONSEQUENCES TO SCHOOL DIST.S.

Energy: _____

Environmental Health: SOME AREAS SHOULD BE ALLOWED TO REMAIN RURAL
DESIGNATION AND OUTSIDE CITY BOUNDARIES OR GROWTH PROJECTION AREAS,
ESPECIALLY HILLSIDE AREAS. EXPANSION OF CITY GROWTH AREAS HAS EQUALLED
DEVELOPMENT IN PAST.

22710 E. COUNTRY VISTA BLVD., LIBERTY LAKE WA 99019

TELEPHONE (509) 755-6707 FAX: (509) 755-6713

WWW.LIBERTYLAKewa.GOV



19307 EAST CATALDO
SPOKANE VALLEY, WA 99016
(509) 228-5400

October 24, 2006

Doug Smith, Director of Planning
City of Liberty Lake
Liberty Square Building, Suite 120
1421 N. Meadowwood Lane
Liberty Lake, WA 99019

Received By
City of Liberty Lake

OCT 24 2006

City Clerk/Treasurer
Initials *JS*

Dear Mr. Smith:

Central Valley School District expects that potentially available preliminary plat lots or vacant apartment units in developed plats, together with potential residential units and developer proposals identified as of August 2006 in the City of Liberty Lake, will produce about 2350 additional public school students.

The school district currently has capacity for about 400 additional grades K-8 students, and about 98 additional high school students. If recent districtwide rates of growth continue, we expect this space to be taken within approximately 21 months.

We understand that the City of Liberty Lake is considering seven options related to extension of its Urban Growth Area (UGA). We expect that implementation of five of these options would hasten residential development within Central Valley School District. Central Valley's ability to serve students residing in the various Urban Growth Area Extension alternatives is shown on the attached table.

Three of the alternatives envision including Central Valley School District's third high school site within the Urban Growth Area Extension. We believe that such inclusion would benefit the school district because it would make required utilities more readily available to the high school site.

Implementation of the school district's Capital Facilities Plan, starting with approval of funding for Phase 1 projects, will improve the district's ability to house public school students envisioned by extending the City's UGA. Construction of the two new schools envisioned in Phase I would enable the school district to serve 1,100 additional grades K-8 students in the east part of the school district.

We trust that this information will be helpful as the City of Liberty Lake considers Urban Growth Area Extension. Please contact me if you desire more information about Central Valley School District's comment on the various UGA Extension alternatives that are being considered.

Sincerely,

Dave Jackman
Dave Jackman
Director, Auxiliary Services

Enclosure

City of Liberty Lake
Urban Growth Area Extension Alternatives
CENTRAL VALLEY SCHOOL DISTRICT COMMENT

Alternative	Anticipated Added		Anticipated Additional Public School Students ^a	CVSD Ability to serve expected Additional students.	Comment (See attached sheets)
	Single Family Homes	Apartment Units			
1. No Action	0	0	0	No additional students	
2.	1630	0 Assumed	1175	Unable to serve with present facilities	A
3. NW Urban Growth Area extension only	0 in CVSD	0 in CVSD	0 in CVSD	N.A.	In East Valley School District
4. SW Urban Growth Area Extension Only	1630	0 Assumed	1175	Unable to serve with present facilities	B
5	1630	0 Assumed	1175	Unable to serve with present facilities	C
6	1630	0 Assumed	1175	Unable to serve with present facilities	D
7	1630	0 Assumed	1175	Unable to serve with present facilities	E

^a In addition to the 2350 students expected from Liberty Lake plats or developer proposals identified in August 2006.

- A. Encompasses approximately 2000 acres in Central Valley School District and 250 acres in East Valley School District. The portion proposed for Central Valley School district includes the district's third high school site. Inclusion of this site within Urban Growth Area would benefit Central Valley School District because it should make utilities available to the school site in timely fashion. The City of Liberty Lake has stated its intent to limit population in the proposed SW Urban Growth Area extension via land use regulation to 4500. Assuming single-family households, and 2.75 persons per household, we expect that approximately 1636 homes would occupy this area. We would expect these homes to produce approximately 1175 additional public school students. Central Valley School District will be unable to handle these additional students at current levels of service unless district is able to secure additional school space.
- B. Includes the district's third high school site. Inclusion of this site within Urban Growth Area would benefit Central Valley School District because it should make utilities available to the school site in timely fashion. The City of Liberty Lake has stated its intent to limit population in the proposed Urban Growth Area extension via land use regulation to 4500. Assuming single-family households, and 2.75 persons per household, we expect that approximately 1636 homes would occupy this area. We would expect these homes to produce approximately 1175 additional public school students. Central Valley School District will be unable to handle these additional students at current levels of service unless district is able to secure additional school space.
- C. Excludes CVSD's third high school site. The school district would benefit from the site's inclusion in the Urban Growth Area Extension. The City of Liberty Lake has stated its intent to limit population in the proposed Urban Growth Area extension via land use regulation to 4500. Assuming single-family households, and 2.75 persons per household, we expect that approximately 1636 homes would occupy this area. We would expect these homes to produce approximately 1175 additional public school students. Central Valley School District will be unable to handle these additional students at current levels of service unless district is able to secure additional school space.
- D. Includes CVSD's third high school site. The school district would benefit from the site's inclusion in the Urban Growth Area extension. The City of Liberty Lake has stated its intent to limit population in the proposed Urban Growth Area extension via land use regulation to 4500. Assuming single-family households, and 2.75 persons per household, we expect that approximately 1636 homes would occupy this area. We would expect these homes to produce approximately 1175 additional public school students. Central Valley School District will be unable to handle these additional students at current levels of service unless district is able to secure additional school space.
- E. Same as "C" above.

OCT 24 2006

UGA Alternative

City Clerk/Treasurer

COMMENT CARD - ALTERNATIVE #1

Initials JE (No Action)NAME: Eleanor & Don LimmerPHONE: 509-255-9126ADDRESS: 12275 Liberty Drive, Liberty Lake99019
EMAIL: ele@ccser.com

Natural Environment (This is the best Alternative given the Existing Factors listed below)

Water (surface water, groundwater, water quality & quantity): The proposed areas involve lake and river stormwater drainage issues. There are seasonal streams emptying into lake and wetlands areas. Stormwater management will be difficult if these areas in the watershed of Liberty Lake & Spokane River are developed.

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat):

This area is a wildlife corridor and home for deer/elk, a colony of (over 30) wild turkeys & some cougars. It is a nesting area for birds & water fowl.

Earth (soils and steep slopes): 1/3rd of this land has been designated as rural conservation status. Much of this land is also designated as open space or river shoreline on Spokane River for recreational use or watershed boundaries that need protection to prevent stormwater drainage in erodible soils or off hillsides.

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/ policies):

How would development reduce urban sprawl by the conversion of undeveloped land to urban designation?

Transportation (vehicular traffic, safety, pedestrian circulation, parking): The boundary roads Gary and Henry road are narrow country roads not capable of supporting increased traffic. There are insufficient facilities for fire and school bus safety.

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater): CV schools are already filled to capacity in 18 months if current Bond Issue doesn't pass. It is unlikely that current residents will pass bonds with current large property tax increases.

Energy:

What will the effects of development be on electrical and natural gas consumption?

Environmental Health: Stormwater Drainage Problems will likely cause pollution problems for an already fragile Liberty Lake from the watershed above the lake

Comment Card-Alternatives #2 through 7

Name: Don and Eleanor Limmer

Phone: 509-255-9126

Address: 1227 S. Liberty Drive, Liberty Lake, Wash. 99019

E-Mail: ele@ccserv.com

Please address the following concerns in your EIS concerning the alternatives #2 through 7.

Natural Environment

Water (surface water, groundwater, water quality and quantity):

This development is in the stormwater area of Liberty Lake. How will this development affect the springs that flow into the Lake?

Will swales, catch basins for storm water run-off be constructed?

What are the additional stormwater run off/drainage problems created by this development?

Increased development will affect stormwater run off into Liberty Lake, Spokane River and the Saltese Creek drainage area and creek. What structures will be needed to protect these waterways? What will the cost be for these to be constructed?

What is the potential impact of this development on wetland areas?

What endangered plants and animals are in this area?

What stormwater management and facilities will be needed?

Biological Resources (sensitive species, fish, plant or animals)

Lands under the present comprehensive plan are designated "rural conservation" What has changed to warrant a different designation?

How have you analyzed and studied all previous studies done by the Department of Fish & Wildlife, University of Washington concerning the plants, animals, fish or endangered species in this area?

In the S.W. of UGA area what would be the effect of development on the wildlife corridors? How would more roads affect the wildlife?

Has a licensed biologist, botanist and geologist done a comprehensive study of the animals, plants and soils in this UGA area? How have they determined this development would affect the plants, animals and soils?

Earth (soils and steep slopes)

A licensed geologist needs to study the surface geology and soils and the effect of development upon them.

Built Environment (land and shoreline use)

How would this development reduce urban sprawl, by the conversion of undeveloped land to urban designation?

Will there be an availability of affordable housing to all economic segments of the population?

Transportation (vehicular traffic, safety, pedestrian circulation, parking)

Liberty Drive, Garry Road, and Henry Road will not support the increased traffic from this development.

What will the impact be on air pollution by this increase in traffic and growth?

Will this call for a new freeway ramp onto I-90?

What effect will this traffic congestion have on local businesses?

Will there be a need for main arterials? Where will these be constructed?

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater)

What effect will this development have on the public facilities? including C.V. school system, wastewater, water, stormwater, open space & recreation-parks, police protection, fire protection, air pollution, traffic, roads, and libraries?

What are the costs to the present citizens of the Liberty Lake area for the development of this new infrastructure?

Can the City of Liberty Lake support these public facilities and services?

Energy

What will the effects of this development on electrical and natural gas consumption?

Environmental Health

How will this development in the UGA protect the environment and enhance the areas high quality of life, including air and water and the availability of water?



BUILDING AND PLANNING

JAMES L. MANSON, DIRECTOR

October 23, 2006

Doug Smith, Director of Community Development
City of Liberty Lake
22710 E. Country Vista Blvd.
Liberty Lake, WA 99019

RE: Determination of Significance (DS) and Scoping Notice

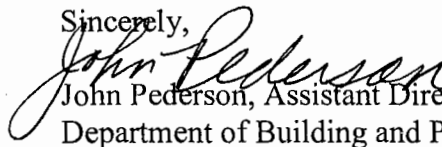
Dear Mr. Smith:

The Spokane County Department of Building and Planning received the above-referenced Determination of Significance (DS) and Scoping Notice dated October 3, 2006 and our review comments are as follows. We agree with the listed elements of the environment to be analyzed as presented and would suggest including an analysis of the capital facilities and services necessary to serve the identified study areas and the effect to surrounding rural lands.

Thank you for the opportunity to provide comment on the proposal and we look forward to receipt of the final scoping notice identifying the alternatives and elements of the built and natural environment to be analyzed in the Environmental Impact Statement (EIS). Since the study area is located within unincorporated Spokane County the Environmental Impact Statement (EIS) will need close coordination with Spokane County so the impact to both the City of Liberty Lake and Spokane County can be identified.

If you have any questions about our review comments please contact me at your convenience.

Sincerely,


John Pederson, Assistant Director
Department of Building and Planning

C: Board of County Commissioners
James Manson, Department of Building and Planning Director

COMMENT CARD - ALTERNATIVE #1

(509)

(509)

NAME: Lisa Marsh

PHONE: 253-6228/844-3084

ADDRESS: 1614 S. Molter Rd. LL, WA 99019

EMAIL: lmarsh34@netzero.com

Natural Environment

Water (surface water, groundwater, water quality & quantity): I have a hard time believing that LL can't. to build and develop w/o significant detriment to water quality and ground water supply.

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat): There are no further habitat for wildlife between Molter and Seltse Flats. The wildlife has been part of the attraction to

Earth (soils and steep slopes): an area I don't destroy that

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/ policies):

The proposed development is partially in the watershed. What will the construction do to water quality?

Transportation (vehicular traffic, safety, pedestrian circulation, parking):

Show me the traffic plan! There isn't one that can accommodate what we have now! Let alone 1400 more homes

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater):

Schools? Enough Said. Show me how we can accommodate the students - explain!

Energy:

There are limits to what the earth can provide - get a clue and make something else

Environmental Health: The area is not big enough

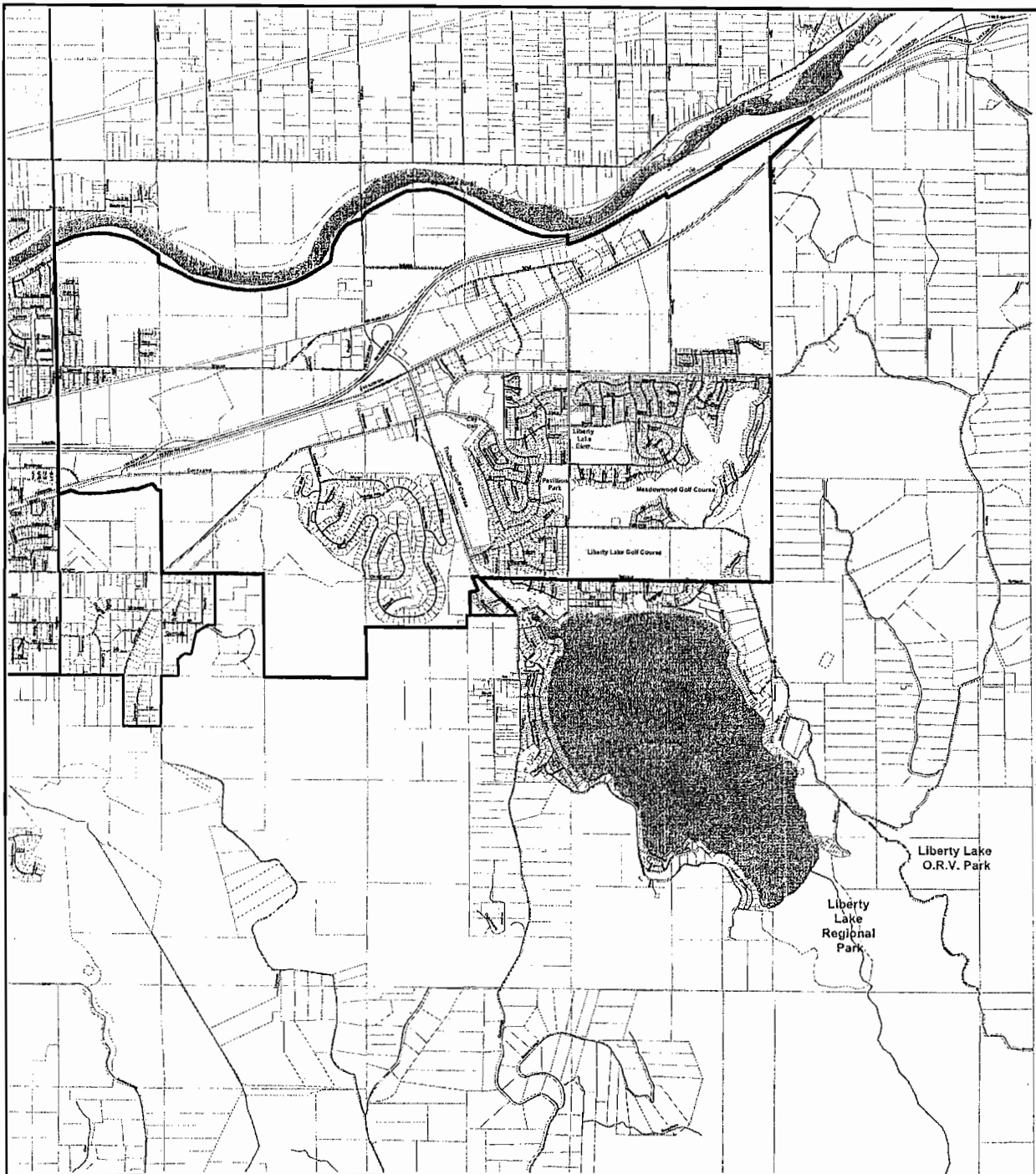
to support the number of homes proposed. When is enough enough?

Received by
City of Liberty Lake

22710 E. COUNTRY VISTA BLVD., LIBERTY LAKE WA 99019
TELEPHONE (509) 755-6707 FAX: (509) 755-6713
WWW.LIBERTYLAKWA.GOV

OCT 24 2006

City Clerk/Treasurer
Initials JB



Map Legend





Due to map scale, some streets may not be labeled.

This map is for informational purposes only and is not a legal document.

UGA Alternative Map #1 (No Action)

Map Created - October 10, 2006

For information please contact
The City of Liberty Lake
Community Development Department
509-755-6708

-  City of Liberty Lake
-  Existing UGA Boundary
-  City of Spokane Valley
-  Parcels

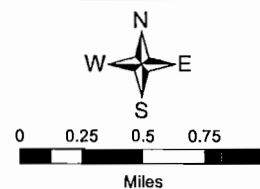
Map Location



Map area is contained within
T 25 N, R 45 E, W.M.



UGA Alternative #1 (No Action)



Received By
City of Liberty Lake

OCT 24 2006

City Clerk/Treasurer
Initials JS

**Harry E. Hansen
R. Joyce Hansen
1814 South Molter Road
Liberty Lake, Washington 99019
509-255-5742**

COMMENT CARD - ALTERNATIVE #1

We firmly desire UGA Alternative #1 (No Aaction) to stay steadfast for the preservation of the natural that exists at this time and strongly oppose potential inclusion of surrounding area surrounding the City of Liberty Lake which are Alternatives #'s 2-7.

The saying, "If you build it, they will come" is true for the City of Liberty Lake that has been the fastest growing area in Spokane County over the last decade. The 2002 population of the City was 4,480 and the new City Comprehensive Plan has been developed with an estimated population of approximately 15,000 being planned for in the next 20 years.

This growth is uneasy to adapt to. We had moved here before Liberty Lake became a city to live in this rual enviroment and want no further growth to change the

present surroundings we have around us and stand
steadfast against annexing with the City of Liberty
Lake.


Harry W. Hansen


R. Joyce Hansen

COMMENT CARD - ALTERNATIVE #1

SEE
Attachment

NAME: _____

PHONE: _____

ADDRESS: _____

EMAIL: _____

Natural Environment

Water (surface water, groundwater, water quality & quantity): _____

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat): _____

Earth (soils and steep slopes): _____

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/ policies): _____

Transportation (vehicular traffic, safety, pedestrian circulation, parking): _____

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater): _____

Energy: _____

Environmental Health: _____

COMMENT CARD - ALTERNATIVE #2

NAME: _____

PHONE: _____

ADDRESS: _____

EMAIL: _____

Natural Environment

Water (surface water, groundwater, water quality & quantity): _____

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat): _____

Earth (soils and steep slopes): See #1 Attachment

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/ policies): _____

Transportation (vehicular traffic, safety, pedestrian circulation, parking): _____

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater): _____

Energy: _____

Environmental Health: _____

COMMENT CARD - ALTERNATIVE #3

NAME: _____

PHONE: _____

ADDRESS: _____

EMAIL: _____

Natural Environment

Water (surface water, groundwater, water quality & quantity): _____

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat): _____

Earth (soils and steep slopes): See All Attachment

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/ policies): _____

Transportation (vehicular traffic, safety, pedestrian circulation, parking): _____

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater): _____

Energy: _____

Environmental Health: _____

COMMENT CARD - ALTERNATIVE #4

NAME: _____

PHONE: _____

ADDRESS: _____

EMAIL: _____

Natural Environment

Water (surface water, groundwater, water quality & quantity): _____

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat): _____

Earth (soils and steep slopes): _____

SEE A#1 Attachment

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/ policies): _____

Transportation (vehicular traffic, safety, pedestrian circulation, parking): _____

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater): _____

Energy: _____

Environmental Health: _____

COMMENT CARD - ALTERNATIVE #5

NAME: _____

PHONE: _____

ADDRESS: _____

EMAIL: _____

Natural Environment

Water (surface water, groundwater, water quality & quantity): _____

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat): _____

Earth (soils and steep slopes):

SEE A-#1 Attachment

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/ policies): _____

Transportation (vehicular traffic, safety, pedestrian circulation, parking): _____

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater): _____

Energy: _____

Environmental Health: _____

COMMENT CARD - ALTERNATIVE #6

NAME: _____

PHONE: _____

ADDRESS: _____

EMAIL: _____

Natural Environment

Water (surface water, groundwater, water quality & quantity): _____

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat): _____

Earth (soils and steep slopes): See Att 1 Attachment

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/ policies): _____

Transportation (vehicular traffic, safety, pedestrian circulation, parking): _____

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater): _____

Energy: _____

Environmental Health: _____

COMMENT CARD - ALTERNATIVE #7

NAME: _____

PHONE: _____

ADDRESS: _____

EMAIL: _____

Natural Environment

Water (surface water, groundwater, water quality & quantity): _____

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat): _____

Earth (soils and steep slopes):

see A#1 Attachment

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/ policies): _____

Transportation (vehicular traffic, safety, pedestrian circulation, parking): _____

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater): _____

Energy: _____

Environmental Health: _____

COMMENT CARD - ADDITIONAL ALTERNATIVE W/ ATTACHED MAP

NAME: _____

PHONE: _____

ADDRESS: _____

EMAIL: _____

Natural Environment

Water (surface water, groundwater, water quality & quantity): _____

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat): _____

Earth (soils and steep slopes): _____

Built Environment

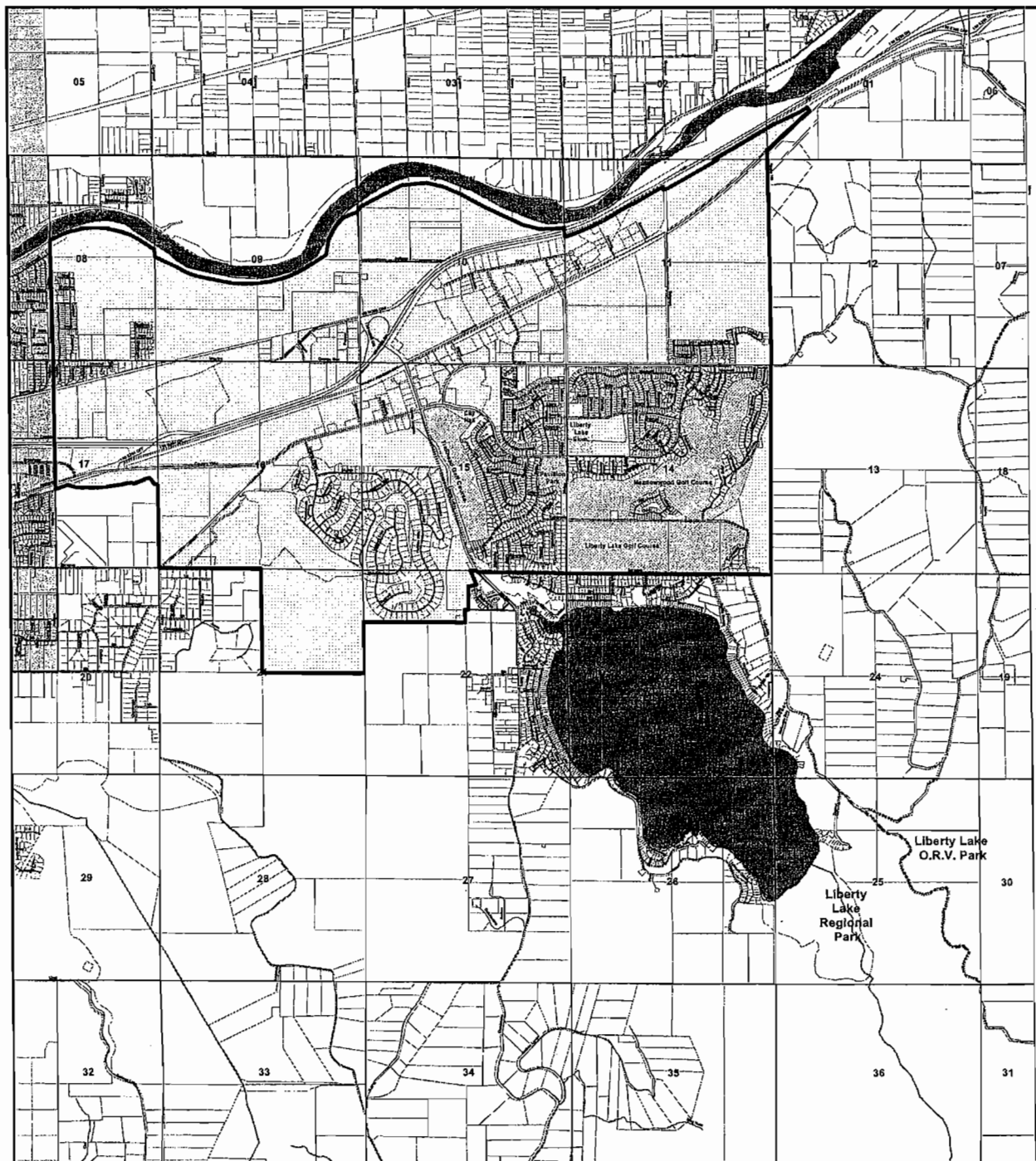
Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/ policies): _____

Transportation (vehicular traffic, safety, pedestrian circulation, parking): _____

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater): _____

Energy: _____

Environmental Health: _____



Map Legend

- City of Liberty Lake
- UGA Boundary
- City of Spokane Valley
- 14 Sections
- Parcels
- Parks, Rec., & Open Space
- Water Bodies

Due to map scale, some streets may not be labeled.
This map is for informational purposes only and is not a legal document.

Liberty Lake Community Map

Map Updated - April 12, 2006

For information please contact
The City of Liberty Lake
Community Development Department
509-755-6708

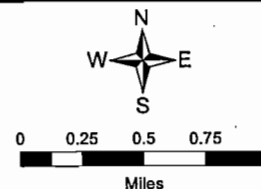
Map Location



Map area is contained within
T 25 N, R 45 E, W.M.



Liberty Lake Community



COMMENT CARD - ALTERNATIVE #2 - 7

NAME: BRUCE ANDRE

PHONE: 255-6565

ADDRESS: 816 SOUTH NAYLAND

EMAIL: bruce@hvacandore.com

Natural Environment

Water (surface water, groundwater, water quality & quantity): I SUPPORT DEVELOPMENT NORTH OF I-90,
IMPACT FEES TO IMPROVE I-90 INTERCHANGES, AND A MORATORIUM FOR FIVE YEARS ON ANY SW UGA
CHANGE. WE DO NOT WANT THE TRAFFIC PROBLEMS OF THE SEATTLE AREA, THE "VIEW" OF LIBERTY LAKE

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat): SHOULD BE PRESERVED,
THE PURCHASE OF TRAILHEAD WAS VISIONARY, EXTEND THAT VISION!

Earth (soils and steep slopes): _____

Build Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/ policies): _____

Transportation (vehicular traffic, safety, pedestrian circulation, parking): GET COMMENTS FROM DOT!

INSTITUTE IMPACT FEES TO PAY FOR INTERCHANGES ON I-90!

MAKE THE RIGHT LANE FASTBOUND OFF I-90 RIGHT TURN ONLY

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater): _____

DON'T FINISH ANY EIS UNTIL CU SCHOOL BOARD COMPLETES INPUT!

Energy: _____

Environmental Health: _____

Received By
City of Liberty Lake

OCT 24 2006

City Clerk/Treasurer
Initials JP

COMMENT CARD - ALTERNATIVE #1

NAME:

Bruce Amdre

PHONE:

255 6565

ADDRESS:

EMAIL:

Natural Environment

BEST CHOICE FOR NEXT FIVE YEARS! WAIT ONE CYCLE (UGA REVIEW)
Water (surface water, groundwater, water quality & quantity): UNTIL SCHOOLS, ROADS ARE BETTER PLANNED.
INTRODUCE \$5K IMPACT FEES FOR EDUCATION, \$2K IMPACT FOR TRANSPORTATION (I-90 EXITS)
AND \$3K IMPACT FOR GREEN SPACE PURCHASE (OUTRIGHT OR DEVELOPMENT RIGHTS)

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat):

Earth (soils and steep slopes):

Build Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/ policies):

Transportation (vehicular traffic, safety, pedestrian circulation, parking):

GET COMMENTS FROM WS DOT!
IMPACT FEES TO PAY FOR I-90 INTERCHANGES

MAKE THE RIGHT LANE EASTBOUND OFF I-90 RIGHT TURN ONLY

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater):

INSIST ON COMMENT ON EIS FROM CENTRAL VALLEY SCHOOL BOARD! GIVE THEM HARD
HOUSING NUMBERS TO RESPOND TO.

Energy: • RESTRICT LIGHTING AT CAR DEALERSHIPS

Environmental Health:

OCT 24 2006

City Clerk/Treasurer
Initials *JP*

COMMENT CARD - ALTERNATIVE #1

NAME: *Karen & Art Toresen*

PHONE: *255-6803*

ADDRESS: *1513 Lilac Lane*

EMAIL: *Kliberty@aol.com*

Natural Environment

Liberty Lake, Wa 99019

Water (surface water, groundwater, water quality & quantity):

*This alternative has little impact as
no change in the UGA is proposed*

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat):

*and therefore
no development
will occur.*

Earth (soils and steep slopes):

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/ policies):

Transportation (vehicular traffic, safety, pedestrian circulation, parking):

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater):

*As per
Doug Jackman, Central Valley School Dist.
"We will be totally filled within 18 mo - 2*

Energy:

*Maintaining school
space
will be a challenge
without any expansion*

*under this
alternative*

Environmental Health

COMMENT CARD - ALTERNATIVE #2

NAME:

Karen & Art Tolson

PHONE:

255-6803

ADDRESS:

1513 Lilac Lane
Liberty Lake WA 99019

EMAIL:

Kliberty@

Natural Environment

Water (surface water, groundwater, water quality & quantity):

This is the most significant impact on the environment because it involves the most property including shoreline of Spokane River
(see attached Stormwater report)

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat):

A detailed study by Fish & Game or University professional is needed to determine the impact of the proposed
Earth (soils and steep slopes):

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/ policies):

see June 30, 2006 5 year update of comp plan & UGA Boundary report by Brenda Simms - attached

See comments above

Transportation (vehicular traffic, safety, pedestrian circulation, parking):

A full traffic analysis by Wash State Dept of Transp & Spokane County should be completed.

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater):

Issues to be addressed - sewer water capacity, school availability ("We're full") as per Dave Jackman in 15-24 mo
Proximity to Fire Station an issue.
Energy time and response

Environmental Health:

See above

22710 E. COUNTRY VISTA BLVD., LIBERTY LAKE WA 99019

TELEPHONE (509) 755-6707 FAX: (509) 755-6713

WWW.LIBERTYLAKewa.GOV

COMMENT CARD - ALTERNATIVE #3

NAME: Karen & Art Torson

PHONE: 255-6803

ADDRESS: 1513 Lilac Lane

EMAIL: Kliberty@aol.com

Natural Environment

Liberty Lake, WA 99019

Water (surface water, groundwater, water quality & quantity):

See comments on Alternative 2.
Less impact but shoreline of Spokane River

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat): a concern

Study by Fish & Game or University professionals
needed to determine the impact of this proposal

Earth (soils and steep slopes): see June 30, 2006 5 year
update of comp plan & UGA Boundary
report by Brenda Simms as attached

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/ policies):

Are we encouraging urban blight &
spread rather than preserving natural attributes
of our area

Transportation (vehicular traffic, safety, pedestrian circulation, parking):

Drainage study by W.DOT or county
needed

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater):

Schools full as per C.V. district
in 18 - 24 mo without this proposal

Energy:

Environmental Health:

Are we preserving or
high quality of life including
air & water quality & availability

COMMENT CARD - ALTERNATIVE #4

NAME:

Karen & Art Jensen

PHONE:

255-6803

ADDRESS:

1513 Lilac Lane
Liberty Lake, Wash 99019

EMAIL:

Kliberty@aol.com

Natural Environment

Water (surface water, groundwater, water quality & quantity):

Destruction of wildlife habitat, watershed & open spaces a big concern. This area is

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat):

directly

in the Liberty Lake Watershed Area.

Earth (soils and steep slopes):

see June 30, 2006 5 years update of comp plan & UGA Boundary report by Brenda Summ - attached

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/policies):

a detailed study by Fish & Game or University professionals needed to determine the impact of this proposal

Transportation (vehicular traffic, safety, pedestrian circulation, parking):

A full traffic analysis by Wash DOT & Spokane County should be completed

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater):

This would impact already crowded schools (Haw Jackson - C.V. "We will be totally filled within 18-24 months before this alternative."

Energy:

Areas to be addressed - sewer & water capacity, storm water run off, proximity to a fire station

Environmental Health:

and response time back serious issues.

COMMENT CARD - ALTERNATIVE #5

NAME: Karen Torson & Art Torson PHONE: 255 6803

ADDRESS: 1513 Lilac Lane Liberty Lake EMAIL: Kliberty@aol.com

Natural Environment

Water (surface water, groundwater, water quality & quantity): Destruction of wildlife

habitat, watershed & open spaces a big concern.

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat):

A detailed study by Fish & game or University professionals needed to determine the impact of this

Earth (soils and steep slopes): See June 30, 2006 5 year proposal

update of comp plan & WCA boundary report by Brenda Schma as attached

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/ policies):

There goes the open spaces - see attached "Staggering Stats."

Transportation (vehicular traffic, safety, pedestrian circulation, parking): A full 10-22-06

traffic analysis by Wash. DOT & Spokane County should be completed.

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater): This

would impact already crowded schools (Hans Johnson - CV. "We will be totally full within 18-24 months" - without this proposed alternative

Environmental Health: Areas to be addressed -

sewer & water capacity storm water run off proximity to a fire station & response times are serious issues

COMMENT CARD - ALTERNATIVE #6

NAME: Karen & Art Toren

PHONE: 255-6803

ADDRESS: 1513 Lilac Lane

EMAIL: Kliberty@aol.com

Natural Environment Liberty Lake

Water (surface water, groundwater, water quality & quantity): Significant impact

on open spaces, water shed & wildlife habitat
a big concern

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat): A detailed

study by Fish & game or University professionals
needed to determine the impact of this proposal.

Earth (soils and steep slopes): see attached ~~report~~ report

by Brenda Serins - June 30, 2006 - 5 year
update of comp plan & UGA Boundary

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/ policies): _____

Transportation (vehicular traffic, safety, pedestrian circulation, parking): A full traffic

analysis by Wash DOT & Spokane County
should be completed.

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater): Proximity

to fire station & response time a concern.

Even without this alternative C.V. schools
Energy "We're full within 18-24 months

Area to be addressed sewer & water
capacity - fire station proximity & response time

Environmental Health: There go the open space -

see attached article "stagger stats"

10-22-04

COMMENT CARD - ALTERNATIVE #7

NAME:

Karen & Art Torson

PHONE:

255-6803

ADDRESS:

1513 Lilac Lane

EMAIL:

Kliberty@aol.com

Natural Environment

Liberty Lake, WA 99019

Water (surface water, groundwater, water quality & quantity):

This proposed alternative would have a significant impact on the open space, watershed & wildlife habitat.

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat):

Isn't this area a part of "rural conservation?"

Earth (soils and steep slopes):

See attached June 30, 2006

5 year update of Comp plan & UGA Boundary Report by Brenda Lewis

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/ policies):

Study by Rich & Gome or University Professionals needed to determine the impact of this proposal

Transportation (vehicular traffic, safety, pedestrian circulation, parking):

Analysis by WDOT Spokane Co needed as per Lane Jackson C.V. - "We will be totally filled within 18 - 24 months without this project"

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater):


What is the cost to existing community members to develop infrastructure - Can we the credit card for development?

Energy:

Areas to be addressed - sewer & water capacity, storm water run off proximity to sewer station & response time

Environmental Health:

Will this development & UGA extension "Protect the environment and enhance the state's high quality of life including air and water quality and availability"



TO: Jim Manson, Building and Planning Director
FROM: Brenda Sims, Stormwater Utility Manager
DATE: June 30, 2006
SUBJECT: Comments on 5-Year Update of Comp Plan and UGA Boundary

Overview:

Most of the areas being considered for inclusion in the Urban Growth Boundary will require creative design and engineering to optimize urban densities with effective delivery of urban services such as stormwater management. The steeply sloped areas are bisected by major drainageways that naturally carry stormwater flows to flatter properties downstream. Poorly drained soils, impervious geologic layers, springs and high groundwater are challenges for efficient urban development.

The most effective means of providing stormwater service over the long term to these potential urban areas starts with preparation of area-wide or basin stormwater management prior to urban development. In November 2005, the Spokane County Planning Commission recommended to the Board of County Commissioners adoption of a Comprehensive Stormwater Management Plan for the County including basin plans for Glenrose, North Spokane and West Plains. In the Findings of Fact and Recommendation to the Board, the Planning Commission addressed the need for basin planning:

... in considering the public testimony and in further deliberation, the Commission discussed the urgent need for accelerating basin planning for other areas of the County that are undergoing significant development and are experiencing stormwater and/or groundwater problems;

The Planning Commissions Findings of Fact and Recommendation further stated:

BE IT FURTHER RESOLVED that the Commission requests that additional high risk stormwater areas be identified and a self-funding strategy be implemented to add those specific basins into the subsequent Capital Improvement Plan for the Stormwater Utility;

The Board subsequently adopted the Comprehensive Stormwater Management Plan. Until basin plans can be prepared for anticipated urban growth areas and regional stormwater facility sites identified, the preservation of natural drainageways is essential to help protect the natural features that provide the fundamental elements of an effective stormwater management system. Increased control of stormwater from new development is essential for protecting existing downstream neighborhoods. As Spokane County

where regional stormwater services are planned by Spokane County for the near future. Springs are common along the steep side slopes of 5 Mile Prairie and are likely to be an issue for development in this area. Landowners in this area already report difficulties in protecting their properties from the impacts of springs with significant flows. Due to these physical constraints, creative engineering and design will be required for quality high density urban development.

UR3: Since the western and eastern portions of UR3 differ with regard to stormwater issues, we will address the areas separately. UR3 west is in an area where drainage problems are well known and a number of failing on-site drainage systems have been reported. Springs occur in portions of the area, and bands of relatively impermeable soil make on-site infiltration of stormwater difficult in many cases. Development in UR3 west could potentially affect the Little Spokane River. An area-wide basin plan is needed to address the stormwater issues throughout the area.

If the Planning Commission recommendation for additional funding for basin planning and stormwater infrastructure construction is implemented, then urban stormwater services for this area could be provided. Until a basin plan is implemented, increased protection of natural drainageways can allow the natural systems to continue to function for drainage purposes. Increased control of runoff from any new site development can reduce potential adverse stormwater impacts to existing development.

UR3 east is comprised of two areas on either side of a LDA Commercial/Industrial and a LDA Residential area. Although much of the area has sandy soils, impervious layers can cause stormwater/groundwater problems for new and existing developments. Spokane County operates a groundwater pumping system in section 35 of the LDA Residential area to attempt to keep groundwater levels below the elevation of septic systems and basements. Installing and operating the system has been a very expensive retrofit for developments that occurred without regional stormwater facilities that could provide long-term service. If sanitary sewer were extended to this area, then the discharges of water into the ground would be lessened significantly.

The southern portion of UR3 east drains to Peone Creek and associated wetlands. As noted above for the western portion of UR3, an area-wide plan is needed for stormwater management in this area and to assure protection of surface waters. If additional funding for basin planning and stormwater infrastructure becomes available, then urban stormwater services could be provided for this area. Encouraging continued urban development in this area without regional stormwater facilities could add to the stormwater problems already experienced there. Increased control of stormwater runoff and preservation of natural drainage systems in the area can reduce problems.

UR4: In these 2 areas on either side of the Northwood developments, drainage problems are expected to occur due to steep slopes, high groundwater in some locations and soils unsuitable for infiltration of stormwater runoff. No stormwater infrastructure is available downstream of these areas to treat, convey or dispose of runoff and the County has received many drainage complaints about on-site stormwater systems in existing

UR5: For ease of commenting, we refer to the 5 parts of UR5 as UR5A (the two westernmost pieces); UR5B (the small piece on the east side of section 36 and the larger piece in sections 31 and 6); UR5C (the area north of the Spokane River and along Campbell Road.)

The southern portions of UR5B just north of Trent may have suitable gravels for on-site infiltration of stormwater runoff. Water quality treatment of stormwater will be important before infiltration. The northern areas are likely to have similar limitations to stormwater management as described above for UR5A. Again, these areas are remote from any area where County regional stormwater infrastructure is likely to be available in the near future to serve new development. Again, coordination with the City of Spokane Valley would be appropriate when considering public stormwater service for this area.

UR6 and the Area Requested for Inclusion in the UGA in the Vicinity of Henry Road: We will separate the UR6 area into three parts: UR6A (the easternmost area of UR6 and the Henry Road area requested for inclusion in the UGA); UR6B (the middle UR6 area in sections 29 and 30); and UR6C (the westernmost area of UR6 to the east of Highway 27).

Microsoft Word: User: k-martinez; Path: c:\program files\microsoft office\office12\word\word.exe; Command: c:\program files\microsoft office\office12\word\word.exe /a /s /t /u /v /w /x /y /z /AA /AB /AC /AD /AE /AF /AG /AH /AI /AJ /AK /AL /AM /AN /AO /AP /AQ /AR /AS /AT /AU /AV /AW /AX /AY /AZ /BA /BB /BC /BD /BE /BF /BG /BH /BI /BJ /BK /BL /BM /BN /BO /BP /BQ /BR /BS /BT /BU /BV /BW /BX /BY /BZ /CA /CB /CC /CD /CE /CF /CG /CH /CI /CJ /CK /CL /CM /CN /CO /CP /CQ /CR /CS /CT /CU /CV /CW /CX /CY /CZ /DA /DB /DC /DD /DE /DF /DG /DH /DI /DJ /DK /DL /DM /DN /DO /DP /DQ /DR /DS /DT /DU /DV /DW /DX /DY /DZ /EA /EB /EC /ED /EE /EF /EG /EH /EI /EJ /EK /EL /EM /EN /EO /EP /EQ /ER /ES /ET /EU /EV /EW /EX /EY /EZ /FA /FB /FC /FD /FE /FF /FG /FH /FI /FJ /FK /FL /FM /FN /FO /FP /FQ /FR /FS /FT /FU /FV /FW /FX /FY /FZ /GA /GB /GC /GD /GE /GF /GG /GH /GI /GJ /GK /GL /GM /GN /GO /GP /GQ /GR /GS /GT /GU /GV /GW /GX /GY /GZ /HA /HB /HC /HD /HE /HF /HG /HH /HI /HJ /HK /HL /HM /HN /HO /HP /HQ /HR /HS /HT /HU /HV /HW /HX /HY /HZ /IA /IB /IC /ID /IE /IF /IG /IH /II /IJ /IK /IL /IM /IN /IO /IP /IQ /IR /IS /IT /IU /IV /IW /IX /IY /IZ /JA /JB /JC /JD /JE /JF /JG /JH /JI /JJ /JK /JL /JM /JN /JO /JP /JQ /JR /JS /JT /JU /JV /JW /JX /JY /JZ /KA /KB /KC /KD /KE /KF /KG /KH /KI /KJ /KK /KL /KM /KN /KO /KP /KQ /KR /KS /KT /KU /KV /KW /KX /KY /KZ /LA /LB /LC /LD /LE /LF /LG /LH /LI /LJ /LK /LL /LM /LN /LO /LP /LQ /LR /LS /LT /LU /LV /LW /LX /LY /LZ /MA /MB /MC /MD /ME /MF /MG /MH /MI /MJ /MK /ML /MM /MN /MO /MP /MQ /MR /MS /MT /MU /MV /MW /MX /MY /MZ /NA /NB /NC /ND /NE /NF /NG /NH /NI /NJ /NK /NL /NM /NN /NO /NP /NQ /NR /NS /NT /NU /NV /NW /NX /NY /NZ /OA /OB /OC /OD /OE /OF /OG /OH /OI /OJ /OK /OL /OM /ON /OO /OP /OQ /OR /OS /OT /OU /OV /OW /OX /OY /OZ /PA /PB /PC /PD /PE /PF /PG /PH /PI /PJ /PK /PL /PM /PN /PO /PP /PQ /PR /PS /PT /PU /PV /PW /PX /PY /PZ /QA /QB /QC /QD /QE /QF /QG /QH /QI /QJ /QK /QL /QM /QN /QO /QP /QQ /QR /QS /QT /QU /QV /QW /QX /QY /QZ /RA /RB /RC /RD /RE /RF /RG /RH /RI /RJ /RK /RL /RM /RN /RO /RP /RQ /RR /RS /RT /RU /RV /RW /RX /RY /RZ /SA /SB /SC /SD /SE /SF /SG /SH /SI /SJ /SK /SL /SM /SN /SO /SP /SQ /SR /SS /ST /SU /SV /SW /SX /SY /SZ /TA /TB /TC /TD /TE /TF /TG /TH /TI /TJ /TK /TL /TM /TN /TO /TP /TQ /TR /TS /TT /TU /TV /TW /TX /TY /TZ /UA /UB /UC /UD /UE /UF /UG /UH /UI /UJ /UK /UL /UM /UN /UO /UP /UQ /UR /US /UT /UU /UV /UW /UX /UY /UZ /VA /VB /VC /VD /VE /VF /VG /VH /VI /VJ /VK /VL /VM /VN /VO /VP /VQ /VR /VS /VT /VU /VV /VW /VX /VY /VZ /WA /WB /WC /WD /WE /WF /WG /WH /WI /WJ /WK /WL /WM /WN /WO /WP /WQ /WR /WS /WT /WU /WV /WW /WX /WY /WZ /XA /XB /XC /XD /XE /XF /XG /XH /XI /XJ /XK /XL /XM /XN /XO /XP /XQ /XR /XS /XT /XU /XV /XW /XX /XY /XZ /YA /YB /YC /YD /YE /YF /YG /YH /YI /YJ /YK /YL /YM /YN /YO /YP /YQ /YR /YS /YT /YU /YV /YW /YX /YY /YZ /ZA /ZB /ZC /ZD /ZE /ZF /ZG /ZH /ZI /ZJ /ZK /ZL /ZM /ZN /ZO /ZP /ZQ /ZR /ZS /ZT /ZU /ZV /ZW /ZX /ZY /ZZ

densities will not be possible until funding for basin planning and stormwater facility construction are available. Before inclusion in an Urban Growth Boundary, an area-wide plan is needed for stormwater management in this area and to assure protection of surface waters. Protection of the natural drainage systems and control of runoff from any new developments could help reduce potential problems and adverse impacts to existing neighborhoods.

UR6B expands the development area where on-site stormwater management has been challenging due to groundwater issues. The County has received many complaints about drainage problems in the area of current development. Before the Urban Growth Area is expanded in this vicinity, an area-wide plan is needed to assure protection of surface waters. Encouraging continued urban development in this area could add to the stormwater problems already being experienced there unless regional stormwater facilities are planned and installed. Discharges of stormwater to Saltese Creek would need to meet NPDES requirements.

A portion of UR6C was studied in conjunction with the Chester Creek Basin Plan prepared by a consultant for Spokane County. Some of the area immediately east of Highway 27 in the existing UGA has high groundwater. Dewatering pumps drain water from at least 2 private properties into the county road right-of-way. The drainage channel to the east of Highway 27 is in private ownership and is partly within a 100 year floodplain. Increasing urban densities is likely to increase the basement flooding problems for homes down on the flat area. Unless stormwater facilities are constructed to safely convey runoff from the hillsides to a suitable location for infiltration probably on the west side of Highway 27, basement and property flooding problems are likely to increase. Encouraging continued urban development in this area could add to the stormwater problems already being experienced there unless regional stormwater facilities are planned and installed. Since this area ultimately drains into the City of Spokane Valley, County and City coordination in providing stormwater basin planning and urban stormwater infrastructure would be prudent.

UR7: The County has adopted a stormwater management plan and a 6-year Capital Improvement Plan for serving much of this area with regional stormwater facilities. If natural drainageways are protected in this area for use as regional systems, then the necessary stormwater infrastructure can be provided to serve urban development in this area.

The T24 R 43, Sec 25 area is mostly within the Central Park Basin that drains into the City of Spokane Valley. County and City coordination will be needed for providing stormwater service to this area.

UR8: Most of this area is outside the County's Stormwater Service Area and no plans have been prepared for serving the area with public stormwater facilities. Due to the drainage patterns in this area and the physical constraints (soils, slopes, geology), on-site disposal of stormwater is likely to be difficult. Due to the same constraints, the area would be expensive to serve with public stormwater infrastructure. An area-wide

stormwater management plan outlining how regional stormwater services can be provided to this area needs to be prepared prior to including this area inside the Urban Growth Boundary.

The northeastern areas are part of the Glenrose Basin and can be served by urban stormwater infrastructure to be provided by the County.

UR9: The County has adopted a stormwater management plan for the West Plains including most of the area designated UR9. The plan focuses on providing stormwater facilities to the portion of the West Plains that naturally drains toward a significant paleochannel north of the Spokane International Airport that is likely to be suitable for infiltration of regional stormwater flows. The UR9 area does not drain in that direction. Portions of the area contain large wetland systems that will reduce the amount of land available for urban density development. If a decision is made to include the UR9 area in the Urban Growth Boundary, then the stormwater management plan could be amended to provide additional analysis of another paleochannel to the southeast that may be able to handle drainage from a portion of UR9. Preservation of natural drainage systems and increased control of runoff from new developments in the area will be important to reduce future stormwater/groundwater problems.

Area-wide Consideration Area -- Craig Road Vicinity: This area contains shallow soils, high groundwater and wetlands that make the provision of on-site stormwater facilities difficult for new development. The County stormwater section is contracting with a consultant to provide the design of the regional system to serve the Airport West portion of the West Plains (i.e. the area that drains naturally to the paleochannel north of the airport.) As part of that work, the consultant will also be exploring the feasibility of including the Craig Road area into the County's Stormwater Service Area and of determining the regional stormwater facilities that could be installed to serve this area.

Thank you for providing us the opportunity to comment on the proposed changes to the County's Urban Growth Areas.

OUTCRY

Staggering stats

The nation is losing 6,000 acres of open space every day or 250 acres an hour.

As the human population spreads from urban to rural areas, 100,000 square miles of open space is projected to be developed by 2020. That's an area the size of California.

Meanwhile, Congress is slashing funding for land conservation programs, Forest Legacy and the Land and Water Conservation Fund.

Source: U.S. Forest Service, "Cooperating Across Boundaries: Partnerships to Conserve Open Space in Rural America."

T

SUNDAY
OCTOBER 22, 2006

THE SPOKESMAN-REVIEW

Received By
City of Liberty Lake

OCT 24 2006

City Clerk/Treasurer
Initials JS

October 23, 2006

Attn: **DOUG SMITH**, CITY OF LIBERTY LAKE

COMMENT CARD – ALTERNATIVES #2 THROUGH 7

Name: LeAnne Harris and Maxine Harris Phone: 255-5857

Address: 24416 E 3rd Ave, Liberty Lake WA 99019

email: rosiesmama@hotmail.com

We are definitely opposed to the Urban Growth Area Boundary Extension(s)/Expansion(s) and please enter for the public record, our request that these issues be properly addressed in the EIS on all properties considered for inclusion with the proposed expansion of the UGA. It is mandatory that *each* of these issues be investigated relative to each proposed UGA Alternative.

Natural Environment:

Water (surface water, ground water, water quality & quantity)

I'm concerned about the Health of the Lake with any kind of dense development other than Rural zoning south of Sprague. We've worked too long (30+ years) and too hard on this Lake to screw it up now!

What about polluting the Aquifer with that many more houses, vehicles, people, pollutants? Not to mention various creeks and the Spokane River.

We *would* need a stormwater drainage facility and who would pay for that ---all the new residents on the hill, the developers or the taxpayers???

Biological Resources

A Comprehensive study of all wildlife in the entire region would be needed, because any of these UGA Alternatives will affect the wildlife food chain and habitats in one way or another.

This study would include present and past studies in the area by Department of Fish and Wildlife and University of Washington, Washington State University.

Study the impact on wildlife of paving new roads.

Have State Biologists inspect these areas and adjacent areas (the Lake, creeks, Spokane River, Golf Courses) and provide statistics for habitats of Bald Eagles, Ospreys, Blue Heron, Great Horned Owls, Canadian Geese, Magpies, and various species of ducks and birds and other wildlife.

Study how much "natural habitat" is left at Legacy Ridge.

Built Environment

Development at Liberty Lake is currently eradicating wildlife and its habitats forever and needs to be slowed way down and have limited density. We don't want to develop like crazy and look like Lake Sammamish!! (a community of roof tops up every side of

every mountain). The expansion of the UGA will wipe out the Natural Environment of the Lake, the City and the Area.

Public Facilities, Energy, Environmental Health

In addition to the reasons given above, it will increase property taxes, people, crime, the need for schools (and where would we put those?), traffic congestion, vehicle emissions/pollution, the need for police, fire, medical services, various social services, water and sewer services, parks, golf courses, walking trails, jobs, fuel, energy resources such as electricity and natural gas. Again who would be paying for all of this infrastructure?--the developers, the new residents or all City of Liberty Lake Taxpayers and County Taxpayers?

We don't want to wake up one day and wonder what happened out here?. So please, DENY all UGA boundary extensions/expansions if not for me, for the deer, frogs, blue herons, raccoons, owls, magpies, bald eagles, moose, coyotes, etc.—(There's a reason land within this area is designated "rural conservation" under the current Comprehensive Plan Map)

Big Houses, Many People, Fast Cars will negatively impact the entire area. Look how "natural" Lake Sammamish is.

Thanks for your consideration,

LeAnne Harris

&

Maxine Harris

24416 E Third Ave

Liberty Lake, WA 99019

COMMENT CARD - ALTERNATIVE #2

NAME: KOTTAYAM V. NATARAJAN JR. / ALISON ASHLACK PHONE: 509 210 9564

ADDRESS: 1525 S. Lilac lane, Liberty lake EMAIL: KOTTAYAM_NATARAJAN@
WA 99019 post. HARVARD.edu

Natural Environment

Water (surface water, groundwater, water quality & quantity):

please see attached

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat):

Received By
City of Liberty Lake

OCT 24 2006

City Clerk/Treasurer
Initials JP

Earth (soils and steep slopes):

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/ policies):

Transportation (vehicular traffic, safety, pedestrian circulation, parking):

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater):

Energy:

Environmental Health:

OCT 24 2006

City Clerk/Treasurer
Initials *JB*

To Whom It May Concern:

My wife and I recently moved back to Liberty Lake from Seattle. We moved back to Liberty Lake for 1) better schools, 2) better transportation, 3) less congestion, and 4) a nicer, smaller community. It appears that all of these benefits of Liberty Lake may be threatened. We understand that growth is inevitable – especially in nice areas. We are not against growth and believe that individual property owners have the right to develop their property. However, growth must be managed to avoid destroying existing areas and developers must be required to follow rules and laws that have been established to protect the rights of all landowners.

We want to commend the staff of Liberty Lake for doing a complete EIS on the UGA around Liberty Lake. We think it is critical to manage the growth at Liberty Lake to avoid destroying the community which we have all grown to love. Our comments relate to all the alternatives that have been presented. Thank you for considering our thoughts.

Water

It is imperative that the fragile ecosystem of Liberty Lake be protected. Please study the impacts of development on the lake. The proposed development will change the hydrology of the watershed. Developments must be required to preserve groundwater recharging and surface water must be allowed to continue to flow into the lake. **Please study the impacts of development on the lake. Development, if not properly managed, will destroy the lake, because water will not be allowed to flow into it and recharge the lake. This is a fragile watershed.**

Everyone should be required to preserve water quality, especially those living in congested areas around the lake.

Biological Resources

Please ensure that State and Federal laws are followed to preserve wildlife around Liberty Lake. The lake is the center of a habitat and massive changes in this habitat will have impacts on the species that live here. Please consider the impact on the environment and the overall health of the habitat area as you approve developments.

Earth

Some of the areas proposed for development are on steep slopes. Please study the impacts of erosion on runoff into the lake.

Land and Shoreline Use

Transportation

Please study the impacts on traffic congestion. The roads at Liberty Lake are already at capacity. Any new development should be required to provide adequate transportation improvements. We assume that developers are required to pay impact fees. The quality of life one enjoys in Liberty Lake will disappear dramatically if traffic is allowed to degenerate to the levels one finds on the West side of the State.

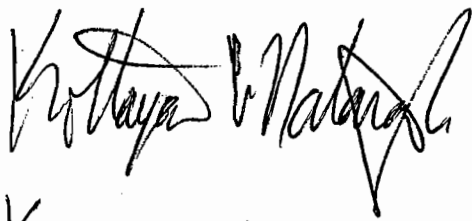
Public Facilities

There are not adequate public facilities to accommodate the growth the City is planning. Our biggest concern is the school district. You can't imagine how shocked we were to learn that our kindergarten daughter cannot go to school with our third grade son. From what we hear the schools are only going to get worse with overcrowding. The school system is already overcapacity; the contemplated growth will only make it worse. Please consider and study the impacts on the school district of growth.

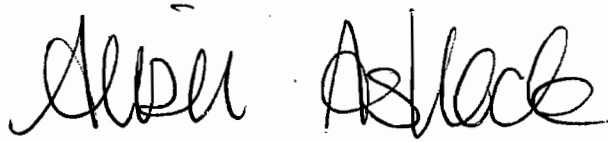
Energy

Environmental Health

Thank you for considering our comments and for thoughtfully studying the impacts of growth on the City of Liberty Lake.



KOTTAYAM V. NATARAJAN JR.



Alison Ashlock

Mary Wren-Willson

From: Doug Smith [dsmith@libertylakewa.gov]
Sent: Tuesday, October 24, 2006 9:05 AM
To: Ken & Karen Lyons
Cc: Mary Wren
Subject: RE: Urban Growth Areas

Thank you for your comments; they will be added to the record.

-----Original Message-----

From: Ken & Karen Lyons [mailto:kxl3@ccser.com]
Sent: Monday, October 23, 2006 2:29 PM
To: dsmith@libertylakewa.gov
Subject: Urban Growth Areas

Thank you for listening to Liberty Lake residents in regard to the UGA. I live just north of Sprague in an older (1977) section and find it very disconcerting that growth in my opinion appears to be uncontrolled. I totally agree with Jeff Ellingson's email to you. I understand that people want to live here, but water and green areas are dwindling with all the building. Our school systems are stretched to the limit without proper funding from the thousands of new residents who have purchased homes in the last ten years. I also understand that people tend to not like too much government control in their lives; especially, when it comes to stop signs and speed limits. But lack of control will eventually come back to bite them, then they'll be the first to complain. As Jeff so elegantly stated, "I absolutely oppose any proposed inclusion of our surrounding hillsides and lake habitat in the UGA; I believe it is unnecessary to the growth of the City and would irreparably harm the overall ecosystem beside which we enjoy living."

Thank you for your time and understanding in this matter.

Karen Lyons
15 N. McKinzie Dr.
Liberty Lake, WA
255-5783

Mary Wren-Willson

From: Doug Smith [dsmith@libertylakewa.gov]
Sent: Tuesday, October 24, 2006 9:05 AM
To: Tom Agnew
Cc: Mary Wren
Subject: RE: Comments regarding proposed UGA/UGB expansions 1 - 7

Thank you for your comments; they will be added to the record.

-----Original Message-----

From: Tom Agnew [mailto:Tom@AgnewConsulting.com]
Sent: Tuesday, October 24, 2006 12:34 AM
To: Doug Smith
Subject: Comments regarding proposed UGA/UGB expansions 1 - 7

Dear Mr. Smith,

Your attendance this evening to educate citizens about the UGA/UGB EIS scoping is very much appreciated. Please accept my support for alternative #1 as it is the only option which offers any chance that the City of Liberty Lake's growth, it allows more than double the current population, might begin to approach concurrency in the next 15 to 20 years, (as it is not concurrent currently!), with schools, traffic infrastructure in general including most importantly the I-90 interchange at Harvard road, wastewater treatment, water, and additional considerations as articulated below.

Regarding the EIS and scoping for the proposed 6 alternatives, in addition the fact that there appears little justification that the City requires additional UGA or a new UGB to accommodate growth during the next 15 to 20 years, please consider the following.

The current traffic mitigation charge per lot in the Liberty Lake area falls embarrassingly short of paying any significant portion of the cost to improve the I-90 at Harvard interchange. What specific measures has the City taken to assure concurrence of this critical local infrastructure, the literal lifeblood of our community from the standpoint of public safety and ingress and egress?

The bulk of the study area is aquifer sensitive and/or aquifer recharge area that, as we know, merits site management considerations that are best adopted and enforced prior to the imposition of and/or installation of impervious surfaces of any kind; namely, roads, roof tops, driveways, garages, patios, etc. What specific proactive considerations have been undertaken to assure that state of the art aquifer protections necessary would be required and enforced?

The Spokane River watershed, the Little Spokane River Watershed (per Doug Smith at the 10/23 public meeting), and the Liberty Lake watersheds comprise most of the proposed area. What measures have been taken to identify and protect shoreline sensitive areas, wetlands, and, storm water management considerations that include site specific, topographical and hydrological analysis? How will runoff be controlled in a manner that allows lake, river(s) and aquifer to recharge from their natural, groundwater sources, without the polluting characteristics of urban residues?

Water and sewer service do not currently exist for most of the proposed areas under consideration and all current plans, county wide, for future sewer service include the need for water reclamation and reuse. What portion of the EIS study area will be dedicated for and set aside for water reuse? Who will pay the cost for the purple pipes and pumps necessary to transport the reclaimed water to the site for the reuse? How will water rights and/or water availability be secured?

During a 10/23/06 meeting Doug Smith explained that the City's EIS public comments solicitation is interested in quantitative, not qualitative comments. Most residents of any community believe that it is the quality of their community that is most treasured, not the quantity. What portion of the Environmental

Impact Statement the City is undertaking will take into consideration the public's perception this level of development will have on the environmental impact on their quality of life within this community?

The proposed 6 alternatives comprise 2,250 acres of land, virtually doubling the area of the existing city, and comprising many excellent examples of our regional Convention and Visitor's bureau's brand, 'near nature, near perfect'. The EIS study area is largely undeveloped, much of it is virtually untouched, and all is either watershed, shoreline and/or aquifer sensitive. The proposed timeline suggests the draft document will be completed for public comment within 22 days and the final EIS will be completed on December 13, less than 3 months from the Determination of Significance. By any measure this is a seriously questionable timeline. Given the remarkably short timeline, the huge area to be studied, and the extremely complex environmental considerations, what will the City do to assure that its EIS will consider all of the implications of the proposals under consideration to the satisfaction of the best available science?

Thank you very much for your time and consideration.

Tom Agnew
1220 S. Starr
Liberty Lake, WA 99019
509-255-6686 (voice/fax)

Mary Wren-Willson

From: Doug Smith [dsmith@libertylakewa.gov]
Sent: Tuesday, October 24, 2006 9:18 AM
To: Mary Wren
Subject: FW: UGA Boundary Study Comments



City of Liberty Lake
EIS for U...

-----Original Message-----

From: Karin Divens [mailto:divenkad@DFW.WA.GOV]
Sent: Monday, October 23, 2006 2:07 PM
To: dsmith@libertylakewa.gov
Cc: DavidA@cted.wa.gov; Howard Ferguson; Jennifer Hayes; Mark Wachtel; jpederson@spokanecounty.org
Subject: UGA Boundary Study Comments

Mr. Smith:

Attached are comments from WDFW on the EIS proposal and UGA Boundary study. Thank you for your consideration of these comments and I look forward to speaking with you soon.

Karin A. Divens
WaDept of Fish and Wildlife
Area Habitat Biologist
2315 North Discovery Place
Spokane Valley, WA 99216
(509) 892-1001



STATE OF WASHINGTON
DEPARTMENT OF FISH AND WILDLIFE

2315 N Discovery Place • Spokane Valley, Washington 99216-1566 • (509) 892-1001 FAX (509) 921-2440

October 18, 2006

City of Liberty Lake
Attn: Doug Smith
Community Development
22710 E Country Vista Blvd
Liberty Lake, WA 99019

SUBJECT: City of Liberty Lake UGA Boundaries Study

Dear Mr. Smith:

Thank you for sending the Washington Department of Fish and Wildlife (WDFW) the City of Liberty Lake UGA Boundaries Study that we received on October 4, 2006. WDFW appreciates the City's recognition of the risk of adverse environmental impacts and the subsequent requirement of an EIS as a supplement to the SEPA.

EIS ELEMENTS:

It appears that the elements necessary for a thorough EIS have been considered and are included. Mitigation will be a necessary discussion point under each Alternative explored under the EIS. In 2000, the City of Spokane prepared an EIS for the development of their Comprehensive Plan. WDFW suggests that the City of Liberty Lake take a look at this document as an excellent example of an EIS with necessary elements and a thorough exploration of Alternatives. Click on the following link and see Chapter 16. http://www.spokaneplanning.org/Documents/comp_plan_vol2.htm. WDFW recommends that the City of Liberty Lake take a similar approach to the exploration of Alternatives under the EIS, starting with a population allocation and then a look at how to accommodate growth by exploring different housing densities.

WDFW reviewed Liberty Lake's proposed Alternatives online, as these were not included as part of the Scoping Packet. The Alternatives do not include options within the current UGA. As a part of the EIS process, WDFW recommends that the City place more attention on the concentration of infill within the current Urban Growth Boundary. In addition, the Alternatives offered in the Scoping Notice do not truly explore alternatives to expanding to the SW of the current UGA, an area containing critical habitats.

The Growth Management Act requires the identification of all critical areas within a jurisdiction. Critical areas include, wetlands, fish and wildlife habitat areas, areas with critical aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas. RCW 36.70A.060 calls on counties to designate resource lands and critical areas first, so expansion of the UGA into resource lands and large associations of known critical areas can be avoided and protected as is required under GMA.

By avoiding urbanization of the critical areas, the City will provide protection to ensure ecological function and value far more adequately than is possible on a project-level assessment and mitigation. In addition, the City will also be avoiding permitting delays and uncertainty in the future by not zoning the land for an intensity of development that is not truly achievable given the presence of critical areas.

SW UGA PROPOSAL:

Best Available Science shows that bringing the development closer to the natural environment puts the habitat at greater risk for degradation and fragmentation.

Quinnamose Creek is a Type F (Type 3) water and has Priority Habitat cottonwood galleries and aspen groves surrounding it. Bringing urban growth closer to this watershed will have direct and indirect impacts on water quality and stream habitat.

Saltese Flats contains extremely valuable habitat for migratory waterfowl and is full of spring areas that contribute to aquifer recharge. Several years ago, the WDFW tried unsuccessfully to purchase the land for a Watchable Wildlife Site. The land is now seeing some pressure from development actions, however the integrity of the basin is currently still intact. This site has also been identified by Spokane County as a potential and probable location for a wastewater treatment/stormwater wetland infiltration system – an action that is currently being pursued by the County. WDFW is supportive of the County's proposed use of Saltese Flats, as the project proposal includes wetland restoration and reconstruction, increasing the value of the site for migratory birds. Proposed expansion of the UGA by Liberty Lake to include this area would be inappropriate as high urban development adjacent to and around would significantly change the nature and the value of this habitat.

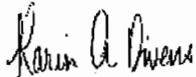
NW UGA PROPOSAL:

The Spokane River is a Type 1 water and a Shoreline of State Significance. The WDFW does not support the NW UGA Proposal expansion. Putting 250 acres on the river into Urban Development puts the environment, in this case the river, at high risk for impacts. A more appropriate use of this land would be development at a less than urban density and the preservation of the remainder of the property as a natural area that is consistent with the SMP, providing protection for the river and natural open space within the jurisdiction. The City of Liberty Lake currently lacks natural open space. While there are several neighborhood parks and golf courses, there has been no emphasis placed on the preservation of Open Space for the conservation of fish and wildlife habitat.

Consequently there are not many areas designated as natural open space and protected from development within the current UGA. The City needs to put the Open Space Plan and a Land Use Plan into action to 1) retain open space, 2) conserve of fish and wildlife habitat, and 3) increase access to natural resource lands and water (RCW 36.70A020).

Thank you for the opportunity to provide these comments. I look forward to continued work with the City on the development of the Draft EIS. If you have any questions, please do not hesitate to call me at (509) 892-1001 extension 323.

Sincerely,



Karin A. Divens
PHS/GMA Biologist
Washington Department of Fish and Wildlife
2315 N Discovery Place
Spokane Valley, WA 99216

Cc: Mark Wachtel, Regional Habitat Program Manager, email
Jennifer Hayes, PHS/GMA Coordinator, email
Howard Ferguson, District Wildlife Biologist, email
John Pederson, Spokane County Building and Planning, email
Dave Anderson, CTED Growth Management Services, email

Mary Wren-Willson

From: Doug Smith [dsmith@libertylakewa.gov]
Sent: Monday, October 23, 2006 1:05 PM
To: Antlerpaul@aol.com
Cc: Mary Wren
Subject: RE: 24th hearing

Thanks for your comments; they will be added to the record.

-----Original Message-----

From: Antlerpaul@aol.com [mailto:Antlerpaul@aol.com]
Sent: Monday, October 23, 2006 11:40 AM
To: dsmith@libertylakewa.gov
Subject: 24th hearing

Hi Doug,
I would like to go on record emphatically repeating Steve Shirley's sentiments.
Paul Shields
Liberty Lake
509 255 6451

10/24/2006

Mary Wren-Willson

From: Doug Smith [dsmith@libertylakewa.gov]
Sent: Monday, October 23, 2006 1:06 PM
To: jeffe@cet.com
Cc: Mary Wren
Subject: RE: UGA boundaries recommendation

Thanks for your comments; they will be added to the record.

-----Original Message-----

From: jeffe@cet.com [mailto:jeffe@cet.com]
Sent: Monday, October 23, 2006 11:04 AM
To: dsmith@libertylakewa.gov
Subject: UGA boundaries recommendation

Hello Mr. Smith,

I would like to comment on the upcoming decision on the Urban Growth Area Boundary Delineation Process undertaken by the City.

I think the only acceptable addition to the UGA is alternative #3 (NW Proposal), where valley land is added to the UGA. In my opinion, this land is much less valuable from a natural perspective than the area encompassing the hills surrounding Liberty Lake. Additionally, the area is much more well-served by existing transportation (and no doubt other utility) infrastructure than would any of the other proposed additions.

I absolutely oppose any proposed inclusion of our surrounding hillsides and lake habitat in the UGA; there are many reasons for this, but most importantly I believe it would irreparably harm the overall ecosystem beside which we enjoy living.

Thank you for your time.

Sincerely,

Jeff Ellingson
22922 E 8th Ave
Liberty Lake, WA 99019

mail2web - Check your email from the web at <http://mail2web.com/> .

Mary Wren-Willson

From: Doug Smith [dsmith@libertylakewa.gov]
Sent: Tuesday, October 24, 2006 8:49 AM
To: Kathi Shirley
Cc: Mary Wren
Subject: RE: Comment for UGA Proposals 2 through 7

Thank you for your comments; they will be added to the record.

-----Original Message-----

From: Kathi Shirley [mailto:kshirley@ccser.com]
Sent: Tuesday, October 24, 2006 7:26 AM
To: dsmith@libertylakewa.gov
Subject: Comment for UGA Proposals 2 through 7

Dear Mr. Smith:

Please include in your scoping for the EIS the REQUIREMENT that a shoreline study be done for both the southwest UGA proposal and especially the development on the north side of the river. This is critical to determining the environmental impact of the proposed development. Both of these areas are close enough to their respective surface bodies of water to have significant ecological impact.

Thank you,

Kathi Shirley
2002 S. Zephyr Road
Liberty Lake, WA 99019
509-255-9410
kshirley@ccser.com

Mary Wren-Willson

From: Doug Smith [dsmith@libertylakewa.gov]
Sent: Tuesday, October 24, 2006 9:01 AM
To: Jan Harris
Cc: Mary Wren
Subject: RE: Urban Growth Area Boundary Delineation Process - Comment

Thank you for your comments; they will be added to the record.

-----Original Message-----

From: Jan Harris [mailto:wercookin@ptera.net]
Sent: Thursday, November 23, 2006 11:54 PM
To: dsmith@libertylakewa.gov
Subject: Urban Growth Area Boundary Delineation Process - Comment

Mr. Smith,

I would like to comment on the upcoming decision on the Urban Growth Area Boundary Delineation Process undertaken by the City.

I think the only acceptable addition to the UGA is alternative #3 (NW Proposal), where valley land is added to the UGA. In my opinion, this land is much less valuable from a natural perspective than the area encompassing the hills surrounding Liberty Lake. Additionally, the area is much more well-served by existing transportation (and no doubt other utility) infrastructure than would any of the other proposed additions.

I absolutely oppose any proposed inclusion of our surrounding hillsides and lake habitat in the UGA; I believe it is unnecessary to the growth of the City and would irreparably harm the overall ecosystem beside which we enjoy living.

Please help preserve the natural beauty and open spaces that we have left. Please prevent development South of the current Legacy Ridge Development.

Sincerely,

Keith W. Harris

10/24/2006

Mary Wren-Willson

From: Doug Smith [dsmith@libertylakewa.gov]
Sent: Tuesday, October 24, 2006 9:03 AM
To: P. Upham
Cc: Mary Wren
Subject: RE: Urban Growth Area

Thank you for your comments; they will be added to the record.

-----Original Message-----

From: P. Upham [mailto:pupham@ccser.com]
Sent: Monday, October 23, 2006 4:15 PM
To: dsmith@libertylakewa.gov
Subject: Urban Growth Area

Dear Mr. Smith,

I would like to comment on the impending decision re: Urban Growth Area Boundary Delineation Process currently being evaluated by the City of Liberty Lake.

I believe the ONLY acceptable decision would be UGA alternative #3 - the NW proposal - in which valley land will be added to the UGA. That particular area has much easier access and available infrastructure than the area surrounding the lake and hills.

The growth in Legacy Ridge is proceeding at such a pace that I question the safety of travel on Liberty Lake Road. There is very little foliage and nature ground cover to protect the hillside from erosion and rocks tumbling down (similar to I-90/Snoqualmie Pass).

I am firmly opposed to the addition of the lake area as it may seriously damage the ecosystem in and around Liberty Lake.

Thank you.

Patricia Upham
Liberty Lake/County Resident

10/24/2006

OCT 24 2006

City Clerk/Treasurer
Initials JS

COMMENT CARD – ALTERNATIVES #2 through 7

NAME: Lorna Willard **PHONE:** 509-599-1043/509-255-6535

ADDRESS: 826 S Neyland Ave, Liberty Lake WA 99019

EMAIL: lwillard@ccser.com

Please enter for the public record my comments as addressed below. My comments should be applied to all 6 proposals that move or effect the UGA/UGB in any way. Let me state strongly that I am not in favor of any movement of the UGB as I believe that it will adversely effect the quality of life and the environment of every citizen currently living within the boundaries of the community of Liberty Lake. Please address these issues in the EIS on all properties considered for inclusion with the proposed expansion of the UGA. I would expect that the City of Liberty Lake would address all concerns from environmental impact to overcrowded schools to population projections thoroughly with the EIS documents.

As a synopsis, I want the following areas looked into closely with scientific study and documentation from disinterested parties as well as the City of Liberty Lake on the impact to our community, our environment and our health and safety.

Environment – water resources, plant and animal habitat, geological hazards, wildlife corridors, nesting grounds, etc..

Land Use – population, infrastructure (roads, schools, emergency protection, law enforcement,) housing density (explanation of why we must expand into areas outside of the City when Legacy Ridge is not close to being fully developed and when the City has a projected growth of 15,000 which can be contained within its current boundaries).

Public facilities including parks, schools (capacity and costs necessary to accommodate significant and rapid growth), water, sewer (capacity and sufficiency for DOE requirements, transportation of sewer lines across the river to the current plant, etc.), energy, environmental health.

I believe that it is a conflict of interest for the City to manage and control its own EIS. The product will in many eyes be tainted by self-interest. Please provide in detail how and why the City should manage its own EIS and why we as citizens of this community should trust a study that is being provided by the very organization which stands the most to gain by doing its own study, without oversight of another organization. In addition, the proposed expansion is not consistent with the city's 20 year plan as outlined by the City's Comprehensive Plan, why not?

If the City receives no input from organizations like Central Valley Schools or the Department of Fish and Wildlife a concerted and documented effort by the City should be required to coordinate with these organizations. Mr. Smith saying he has contacted these organizations and received no input is not sufficient. The impact on the Central Valley School District is almost catastrophic so I would like to see the written documentation from the organizations stating why they have declined to comment on such an important matter and the supporting documentation from these organizations that they have indeed been contacted by official(s) from the City of Liberty Lake. I consider the citizens to be consistently less than informed by the City.

There are now many people who are now very concerned and will from this point stay well informed. I would hope that the City would in the future ensure that the citizens in this community are kept well informed of such a massive, excessive and intrusive plan in which the City is currently engaged.

Again, I would like to see each of these concerns addressed relative to each proposed UGA Alternative.

More precisely please see the following:

Lorna Willard

2 of 5

Natural Environment

Water (surface water, groundwater, water quality & quantity):

- Address previous complaints received by Spokane County regarding drainage problems in the area of current development. What impact will further development add to stormwater drainage problems?
- Will a stormwater drainage facility need to be constructed?
- How would development affect stormwater run-off into Liberty Lake itself, the Spokane River and potentially Saltese Creek.
- What impact will development have on wetlands within this area?
- What special habitats are within this area?

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat):

- Conduct a Comprehensive Study of migratory patterns of native wildlife, particularly in the SW UGA area. In particular, the UGA extension would cause development onto the wintering grounds of whitetail deer and elk.
- Coordinate study of this area with the Department of Fish & Wildlife
- Have a biologist inspect these areas for nesting and special habitats of bald eagles, ospreys and other birds
- Study the effect of development on native plant species
- Study the effect of development on native wildlife species, is any of this a wildlife corridor?
- What impact will new roads have on native wildlife?
- The study should include all previous studies on wildlife in this area, including those done by the Department of Fish and Wildlife and the University of Washington.
- Why were lands within this area designated as "rural conservation" under the current Comprehensive Plan Map? Has anything relative to the composition of these lands changed to warrant changing this designation?
- Analyze data from Washington GAP studies to determine development impact on species within these current open spaces and wildlife corridors.

Earth (soils and steep slopes);

- A geologist should study the soils, surface geology, and steep slopes in this area to determine the impact of construction within critical areas.

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/policies):

- Address how expansion of the UGA is compatible with the current Comprehensive Plan. In particular, how would development within an expanded UGA:
 - Affect the natural setting and distinct attributes that define the character and identity of the community? What impact will it have on causing urban blight?
 - Our current UGA is sized to accommodate the projected 20 year population growth. Would an expanded UGA conflict with these projection estimates?
- How would a dramatic increase in our projected population impact environmental issues?

Transportation (vehicular traffic, safety, pedestrian circulation, parking):

- Without a new on-ramp to the freeway, what is the estimated increase in traffic onto the Harvard freeway on-ramp?
- What is the estimated increase in time it will take to get on the freeway in the morning?
- Liberty Lake Road is designated a "minor collector" in the Comprehensive Plan. How will this change with an expansion of the UGA?
- Effort should be made to determine what impact the added vehicular traffic will have on air quality and what pollution would be generated.
- What negative economic impact will there be to Liberty Lake businesses if the traffic becomes a major problem?

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater):

- What is the cost to existing members of the community to develop new infrastructure, including providing essential services such as police and fire at urban levels of service?
- What will be the cost to existing members of the community for building new roads, and supplying water and sewer within the new Urban Growth Area?
- Stormwater Utility Manager for Spokane County, regarding updating the UGA for the county said, "Because of soils, surface geology and steep slopes... managing the stormwater will be difficult. Before inclusion in an UGA, an areawide plan is needed for stormwater management in this area and to assure protection of surface waters."
(6/30/06)
- The infrastructure for the scope of this proposed project are not in place. The impact fees currently approved by the City Council are a drop in the bucket. Will the City increase impact fees to meet the requirements of the infrastructure or will the community be required to pass more bonds and raise taxes to deal with the required infrastructure? Can the current infrastructure even be modified to absorb projects of this scope?

Energy:

Environmental Health:

- How will building high density development within the proposed UGA extensions "protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water?"
- To what extent will light pollution contribute to urban blight from building urban density housing on the hills?

Thank you for your consideration in these matters.

Sincerely,

Lorna Willard



22710 E. COUNTRY VISTA BLVD., LIBERTY LAKE WA 99019

TELEPHONE (509) 755-6707 FAX: (509) 755-6713

WWW.LIBERTYLAKewa.GOV

Lorna Willard 5 of 5

COMMENT CARD - ALTERNATIVE #1

NAME: Beth Corcharella

PHONE: 255-9303

ADDRESS: 715 S. Liberty Dr.

EMAIL: mbcorcharella

Natural Environment

Water (surface water, groundwater, water quality & quantity):

all of the below studies + recommendations
Suggest that Alternative #1 is the only option
Contact WA ST Dept of Ecology Zach Hedgcock 329-3484
regarding Spokane Clean up - at Harvard Rd -

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat):

TMDL Study
and WDDIS permit process to ensure no impact from the
development on River Bank - SEPA is involved in River Cleanup
Coordinate any Harvard Rd
impacts.

Earth (soils and steep slopes):

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/ policies):

by 2011 CV will need permanent space for 3,105 FTE middle school
by 2011 CV will need 2 elementary schools - only one
school proposed - 2011 need need H.S. as well
only one elementary school in proposal

Transportation (vehicular traffic, safety, pedestrian circulation, parking):

traffic on Harvard Road LOS from C to F * at well known
intersections - average travel speeds 1/3 the free flow speed -
high signal density - extensive queuing at critical intersections

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater):

urban area must be within Class 6 Insurance Rating
Two District Service - to this area within 5 Road miles
of a station with a class A Pumper?

Energy:

Environmental Health

p. 19 of Capital Facilities Plan of Sp Co. Comp. Plan "The
Department of Ecology has determined the free water pipe beyond within
Spokane County... Liberty Lake Sewer & Water District... are not
in compliance with their water system plans... Ecology recommended
to the department of Health that they condition their approval
of water plans
with the requirement that the plans do not allow for
22710 E. COUNTRY VISTA BLVD., LIBERTY LAKE WA 99019
TELEPHONE (509) 755-6707 FAX: (509) 755-6713
WWW.LIBERTYLAKWA.GOV

Further all new projects must identify available water resources and must show that the project will not increase water usage.

COMMENT CARD - ALTERNATIVE #3

NAME: Bepi Locheville

PHONE: 255-9303

ADDRESS: 715 S. Liberty

EMAIL: rblocheville@msn.com

Natural Environment

Water (surface water, groundwater, water quality & quantity):
need 200 feet barrier protection for Spokane River
need trail system on N side of bank -

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat):

how does a water park where boulders are
designed in impact the fish who use the pools

Earth (soils and steep slopes): the soils at Harvard Rd are already?
contaminated & the river continually brings
contaminated water from Bunker Hill mining - how
can you protect the public?

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/ policies):

the Shoreline Part of the Comp Plan is not adopted
this area cannot be considered for development
until the Shoreline is protected.

Transportation (vehicular traffic, safety, pedestrian circulation, parking):

The cost of providing service
to the area far from city center will be huge if
they want another city center why would you allow
Public Facilities and Utilities (emergency services, schools, parks, water and wastewater): costly duplication
health concerns w/ sewer pipe over river

Energy: huge cost to extend city services across a
natural border -

Environmental Health: the Spokane River is the most polluted
river in the state & Harvard Road is one of the
10 selected areas for clean up how can you have

people live
in high density
here?

COMMENT CARD - ALTERNATIVE #4

NAME: B. Brocchiarella

PHONE: 255-9303

ADDRESS: 115 S. Liberty Dr.

EMAIL: brocchiarella@msn.com

Natural Environment

Water (surface water, groundwater, water quality & quantity): _____

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat): _____

Earth (soils and steep slopes): _____

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/ policies): _____

Transportation (vehicular traffic, safety, pedestrian circulation, parking): _____

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater): _____

Energy: _____

Environmental Health: _____

COMMENT CARD - ALTERNATIVE #5

NAME: _____

PHONE: _____

ADDRESS: _____

EMAIL: _____

Natural Environment

Water (surface water, groundwater, water quality & quantity): _____

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat): _____

Earth (soils and steep slopes): _____

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/ policies): _____

Transportation (vehicular traffic, safety, pedestrian circulation, parking): _____

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater): _____

Energy: _____

Environmental Health: _____

COMMENT CARD - ALTERNATIVE #6

NAME: _____

PHONE: _____

ADDRESS: _____

EMAIL: _____

Natural Environment

Water (surface water, groundwater, water quality & quantity): _____

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat): _____

Earth (soils and steep slopes): _____

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/ policies): _____

Transportation (vehicular traffic, safety, pedestrian circulation, parking): _____

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater): _____

Energy: _____

Environmental Health: _____

COMMENT CARD - ALTERNATIVE #7

NAME: _____

PHONE: _____

ADDRESS: _____

EMAIL: _____

Natural Environment

Water (surface water, groundwater, water quality & quantity): _____

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat): _____

Earth (soils and steep slopes): _____

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/ policies): _____

Transportation (vehicular traffic, safety, pedestrian circulation, parking): _____

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater): _____

Energy: _____

Environmental Health: _____

COMMENT CARD - ADDITIONAL ALTERNATIVE W/ ATTACHED MAP

NAME: _____

PHONE: _____

ADDRESS: _____

EMAIL: _____

Natural Environment

Water (surface water, groundwater, water quality & quantity): _____

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat): _____

Earth (soils and steep slopes): _____

Built Environment

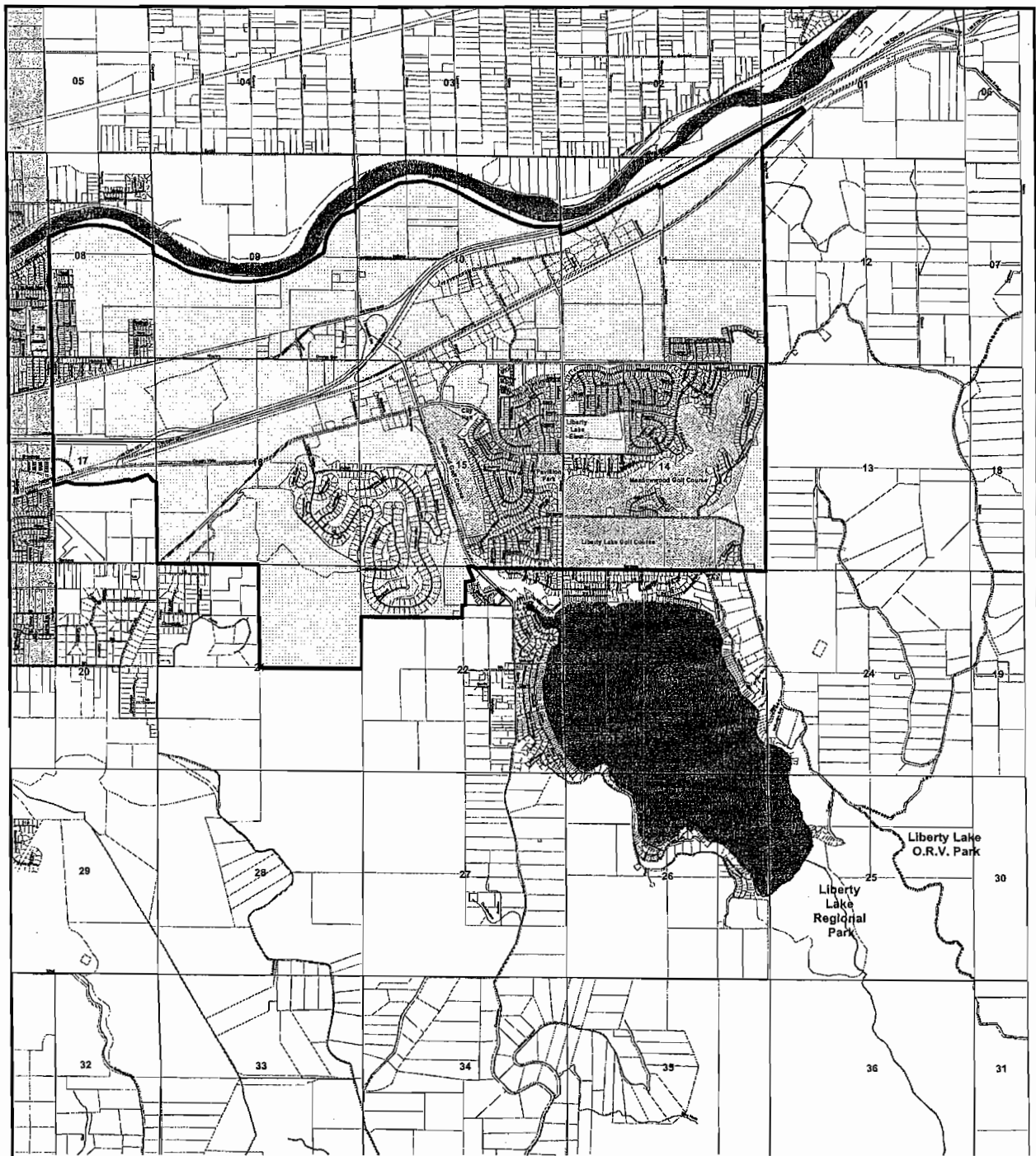
Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/ policies): _____

Transportation (vehicular traffic, safety, pedestrian circulation, parking): _____

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater): _____

Energy: _____

Environmental Health: _____



Map Legend

- City of Liberty Lake
- UGA Boundary
- City of Spokane Valley
- 14 Sections
- Parcels
- Parks, Rec., & Open Space
- Water Bodies

Map Location

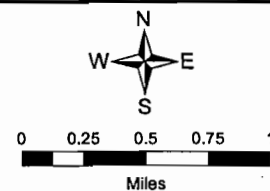


Map area is contained within
T 25 N, R 45 E, W.M.

Due to map scale, some streets may not be labeled.
This map is for informational purposes only and is not a legal document.
Liberty Lake Community Map
Map Updated - April 12, 2006
For information please contact
The City of Liberty Lake
Community Development Department
509-755-6708



Liberty Lake Community





22510 East Mission Avenue • Liberty Lake, WA 99019
(509) 922-5443 District Office • (509) 928-6123 Treatment Facility • (509) 926-7691 FAX

October 23, 2006

City of Liberty Lake
22710 E. Country Vista Drive
Liberty Lake, WA 99019

Re: Proposed Urban Growth Boundary Extensions

Dear Sir,

The Liberty Lake Sewer and Water District would like to respond to the Scoping Notice for the proposed City of Liberty Lakes extension of its Urban Growth Boundary. The District could be a provider of water and/or sewer service to portions of these new proposed areas. Due to the uncertainties of the long-range impact on the resources of the District, careful planning for future utilities will be necessary and hopefully addressed in the Environmental Impact Statement. In addition, some of the proposed area is within the watershed of Liberty Lake. Some of these proposed areas are characterized by steep slopes with potential significant stormwater runoff impacts including a potential negative impact on the lake water quality and potential flooding and erosion impacts to the surrounding environment.

The purpose of this letter is to respond to the Scoping Notice and to assure that the District will have standing in future discussions regarding this proposal as a "Commenting Agency" under the SEPA rules.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "F. Lee Mellish".

F. Lee Mellish
Manager

Cc: LLSWD Commissioners
Stan Schultz

Tom Agnew
President

Harley Halverson
Secretary

Frank L. Boyle
Commissioner

Mary Wren-Willson

From: Doug Smith [dsmith@libertylakewa.gov]
Sent: Tuesday, October 24, 2006 8:49 AM
To: Mary Wren
Subject: FW: Website Contact Form

-----Original Message-----

From: Cindy Smith [mailto:csmith@libertylakewa.gov]
Sent: Tuesday, October 24, 2006 7:56 AM
To: Amanda Tainio; 'Doug Smith'
Subject: FW: Website Contact Form

From: City of Liberty Lake [mailto:libertylake@swchosting.net]
Sent: Monday, October 23, 2006 10:02 PM
To: libertylake@swchosting.net
Subject: Website Contact Form

Name: Jane Bitz
E-Mail: yipe4us@msn.com
Phone: 509.255.9456
Address: 23719 E 1st Ave
City: Liberty Lake
State: WA
Zip: 99019
Preferred Contact Method: E-Mail
Preferred Contact Time: Any Time

For the Liberty Lake Planning Dept.:

This is my comment on the Proposed UGAs as shown on the study map. The most acceptable growth area is labeled "NW UGA proposal." The area is near transportation and can be served by existing utilities. One concern for this area is the impact that dense urban development will have on the Spokane River water quality. The other proposed growth area is labeled "SW UGA Proposals." I am opposed to all of the proposals as shown on the map. If Legacy Ridge is any indication, the City does poorly with developers when attempting to limit the "scalping" of existing landscape contours and vegetation. The areas shown on the map are within the drainage of the Lake itself. We don't want to look like Lake Sammamish in 10 years. Extending road, sewer and water and other utilities to this area would require a massive amount of infrastructure. It would result in damage to the irreplaceable natural areas surrounding the lake. Wildlife and human life require the preservation of natural areas. Thank you for considering my comments. Jane Bitz.

Amanda Tainio

From: Cindy Smith [csmith@libertylakewa.gov]
Sent: Tuesday, October 24, 2006 7:56 AM
To: Amanda Tainio; 'Doug Smith'
Subject: FW: Website Contact Form

From: City of Liberty Lake [mailto:libertylake@swchosting.net]
Sent: Monday, October 23, 2006 10:02 PM
To: libertylake@swchosting.net
Subject: Website Contact Form

Name: Jane Bitz
E-Mail: yipe4us@msn.com
Phone: 509.255.9456
Address: 23719 E 1st Ave
City: Liberty Lake
State: WA
Zip: 99019
Preferred Contact Method: E-Mail
Preferred Contact Time: Any Time

For the Liberty Lake Planning Dept.:

This is my comment on the Proposed UGAs as shown on the study map. The most acceptable growth area is labeled "NW UGA proposal." The area is near transportation and can be served by existing utilities. One concern for this area is the impact that dense urban development will have on the Spokane River water quality. The other proposed growth area is labeled "SW UGA Proposals." I am opposed to all of the proposals as shown on the map. If Legacy Ridge is any indication, the City does poorly with developers when attempting to limit the "scalping" of existing landscape contours and vegetation. The areas shown on the map are within the drainage of the Lake itself. We don't want to look like Lake Sammamish in 10 years. Extending road, sewer and water and other utilities to this area would require a massive amount of infrastructure. It would result in damage to the irreplaceable natural areas surrounding the lake. Wildlife and human life require the preservation of natural areas. Thank you for considering my comments. Jane Bitz.

**BEFORE THE BOARD OF COUNTY
COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON**

IN THE MATTER OF ADOPTING SCREENING AND)
EVALUATION CRITERIA FOR THE SPOKANE)
COUNTY COMPREHENSIVE PLAN UPDATE)

Resolution

WHEREAS, pursuant to the provisions of RCW 36.32.120(6), the Board of County Commissioners of Spokane County, Washington, hereinafter referred to as the "Board," has the care of County property and the management of County funds and business; and

WHEREAS, pursuant to the provisions of Chapter 36.70A RCW, the Board adopted a Comprehensive Plan and Capital Facilities Plan for Spokane County on November 5, 2001 (Board Resolution 1-1059 and 1-1060); and

WHEREAS, pursuant to Chapter 36.70.130(4) RCW, Spokane County is required to review and, if needed, revise its comprehensive plan and development regulations by December 1, 2006 to ensure they comply with the Growth Management Act (GMA); and

WHEREAS, the Spokane County Department of Building and Planning hereinafter referred to as the "Department," has received over 280 individual requests to revise the comprehensive plan map and text; and

WHEREAS, providing for individual review and analysis of the large number of map revision requests would require significant expenditure of time and staff resources and may prolong completion of the update beyond the deadline for compliance; and

WHEREAS, the Department has recommended to the Board of County Commissioners the use of Screening and Evaluation criteria, set forth in Attachment "A," with which to limit the initial scope of the review process and strive for timely adoption of the comprehensive plan update.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners that the Board hereby adopts the Screening and Evaluation criteria as recommended by the Department and set forth in Attachment "A" as attached hereto and incorporated herein, for use by the Department in performing the initial screening and evaluation of the over 280 individual requests to revise the comprehensive plan map and text requests received by the Department and described above herein.


BE IT FURTHER RESOLVED, by the Board of County Commissioners of Spokane County that map revision requests that are not consistent with adopted Screening and Evaluation criteria in Attachment "A" may be considered through future amendments to the comprehensive plan as provided for by statute or development standards.

ADOPTED by the Board of County Commissioners of Spokane County, Washington this 15th day of August, 2006.



ATTEST:


Daniela Erickson
Clerk of the Board


Todd Mielke, Chair


Mark Richard, Vice-Chair


Phillip D. Harris, Commissioner

6 0714

SPOKANE COUNTY
SCREENING AND EVALUATION CRITERIA
FOR THE GMA COMPREHENSIVE PLAN UPDATE

Screening Criteria

Proposals/comments for the Comprehensive Plan Update that do not meet the following four criteria will be excluded from further review and analysis, but may be considered in future annual amendments to the Comprehensive Plan. This action is intended to narrow the scope of the review process and will allow a more timely adoption of the updated plan.

1. Urban Growth Area (UGA) map amendments for population purposes that are contiguous with either a municipal or an existing urban growth boundary or are within an existing Urban Reserve Area as shown in red on the County Proposal For Urban Services Analysis Dated May 23rd 2006 labeled as UR2, UR3, UR4, UR5, UR6 and existing Limited Development Areas located inside the UR3 area; or
2. Requests for the removal of property from the UGA boundary as it currently exist; or
3. Requests for commercial or industrial designations deemed necessary to either support the projected increase in population and/or promote economic development; or
4. Requests for text amendments to the Comprehensive Plan document and development regulations.

Evaluating the Potential County Expansion Areas

Evaluation of each of the defined areas will help to identify those areas that are most appropriate for inclusion within the UGA. **Modification of the boundaries of the defined areas may result from this evaluation.** The evaluations will include consideration of:

1. Critical areas and environmentally sensitive areas
 - Indicate types of critical areas and the % of land area of each critical area within the potential expansion area.
 - Describe potential impacts to critical areas from urban development
 - Consider environmental features on the site and the potential impacts of the expansion on adjacent environmentally sensitive areas.
 - Consider modification of the boundaries of the evaluation area to better protect critical areas and environmentally sensitive areas.
 - Rate impact of urban development on critical areas and environmentally sensitive areas using a 1 to 5 scale with 1 being a low impact and 5 being the highest impact.
2. Existing zoning and land use

6 0714

- Resource lands (agricultural, mineral and forestry) and Rural Conservation lands should be excluded from inclusion in the UGA.
- Nonconforming mining uses should be excluded from the UGA.
- Rural Conservation lands should not be included in the UGA.

6 U714

- Areas with existing urban development patterns should be given priority for inclusion in the UGA.
 - Consider impacts of the potential expansion area on essential public facilities such as airports, wastewater treatment plants, etc.
 - Consider impacts of potential expansion area on existing or future industrial uses.
 - Modify the boundary of the potential expansion area, if necessary, based on the above zoning and land use considerations.
 - Rate the evaluation area from 1 to 5 with 1 for areas that should most likely be included and 5 for areas that should not be included.
3. Service and utility considerations
- Areas where existing public water service is available should be given preference.
 - Areas where sewer service can easily be extended are preferred.
 - Areas with significant stormwater problems are not preferred.
 - Consider inclusion of land on both sides of a street when the street contains a public sewer trunk line.
 - Rate the evaluation area from 1 to 5 with 1 for areas that should most likely be included and 5 for areas that should not be included.
4. Transportation Considerations
- Areas with adequate transportation facilities and networks are preferred.
 - Areas with known deficiencies in transportation levels of service are not preferred.
 - Consider difficulty in providing new transportation facilities to serve the additional UGA area.
 - Rate the evaluation area from 1 to 5 with 1 for areas that should most likely be included and 5 for areas that should not be included.
5. Public input
- Consider public comments to date concerning inclusion of the area into the UGA.
 - Rate the evaluation area from 1 to 5 with 1 for areas that should most likely be included and 5 for areas that should not be included based on public input.
6. Consistency with County Comprehensive Plan/CWPP's
- Evaluate the proposed area against relevant Growth Management Act, Comprehensive Plan, and County-wide Planning Policies provisions.
 - Rate the evaluation area from 1 to 5 with 1 for areas that should most likely be included and 5 for areas that should not be included based plan policies.
 - Limit review of Urban Growth Area (UGA) proposals to larger sub-areas located contiguous to the existing Urban Growth Areas or City boundary rather than providing detailed review of individual requests.
 - Consider requests for changes to outlying rural designations in future annual amendments to the Comprehensive Plan. Detailed review of these

requests would require substantial dedication of staff resources and could delay adoption of the plan update.

- Consider changes from Large Tract Agricultural to Small Tract Agricultural or Rural Traditional designations is a subsequent "County-wide" review of agricultural lands of long term significance. The Department of Agriculture, Natural Resources Conservation Services (NRCS) is finalizing the update to the Spokane County Soil map, when completed, the updated map will allow the County to conduct a "county-wide" comprehensive review of agricultural lands.
- Only consider urgent or necessary revisions to the Comprehensive Plan text and development regulations. More detailed and comprehensive changes can be considered in future revisions.

FAX

**Washington Department of Ecology
4601 North Monroe Street
Spokane, Washington 99205-1295
Phone: (509) 329-3400 Fax: (509) 329-3529**

**TO Doug Smith
Planning & Community Development
Liberty Lake, WA**

DATE 10/23/2006

PHONE (509) 755-6707

FAX (509) 755-6713

**FROM Terri Miller
SEPA Coordinator
Phone: (509)329-3550
Email: temi461@ecy.wa.gov**

PAGES 3 (Including Cover)

MESSAGE



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

4601 N Monroe Street • Spokane, Washington 99205-1295 • (509)329-3400

October 23, 2006

Doug Smith
Director of Community Development
Planning and Community Development Department
City of Liberty Lake
22710 E. Country Vista Blvd.
Liberty Lake, WA 99019

Dear Mr. Smith:

Thank you for the opportunity to comment on the Determination of Significance and Scoping Notice regarding the Urban Growth Area Extension and Scope of Environmental Impact Statement for the City of Liberty Lake Urban Growth Area Study Boundaries (Proponent – City of Liberty Lake). The Department of Ecology has reviewed the documents and has the following comments:

Water Quality Program

Proper erosion and sediment control practices must be used on the construction site and adjacent areas to prevent upland sediments from entering surface water. Local stormwater ordinances will provide specific requirements. Also refer to the Stormwater Management Manual for Eastern Washington (http://www.ecy.wa.gov/programs/wq/stormwater/eastern_manual/manual.html). All ground disturbed by construction activities must be stabilized. When appropriate, use native vegetation typical of the site.

All new dry wells and other injection wells must be registered with the Underground Injection Control program (UIC) at Department of Ecology prior to use and the discharge from the well(s) must comply with the ground water quality requirement (nonendangerment standard) at the top of the ground water table. Contact the UIC staff at UIC Program, Department of Ecology, P.O. Box 47600, Olympia, WA 98504-7600, (360) 407-6143 or go to http://www.ecy.wa.gov/programs/wq/gmdwtr/uic/registration/reg_info.html for registration forms and further information.

Stormwater runoff may contain increased levels of grease, oils, sediment, and other debris. Stormwater Best Management Practices (BMPs) should be installed and maintained so that any discharge will be appropriately treated to remove these substances.



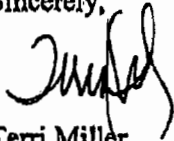
Doug Smith
October 23, 2006

2

Dumpsters and refuse collection containers shall be durable, corrosion resistant, nonabsorbent, nonleaking, and have close fitting covers. If spillage or leakage does occur, the waste shall be picked up immediately and returned to the container and the area properly cleaned.

Routine inspections and maintenance of all erosion and sediment control Best Management practices (BMPs) are recommended both during and after development of the site.

Sincerely,



Terri Miller
SEPA Coordinator
Department of Ecology
Eastern Regional Office
4601 N. Monroe Street
Spokane, WA 99205-1295
Phone: (509)329-3550
Email: temi61@ecy.wa.gov

S-2006-8320

Amanda Tainio

From: Bill Quirk [bill@wequirk.org]
Sent: Saturday, October 21, 2006 11:56 AM
To: dsmith@libertylakewa.gov
Cc: Amanda Tainio
Subject: Comments on proposed UGA

Doug,

My comments are in the email and I attached a word document as well.

Saturday, October 21, 2006

William E. Quirk

23012 East Dutchmans Lane

255-9951

Bill@wequirk.org

COMMENTS ON PROPOSED UGA

<!--[if !supportLists]-->1. <!--[endif]-->The proposed UGA covers approximately 2000 acres. Assuming that 70 % of the total acreage will have home sites, then 1400 acres will have homes. Assuming densities ranging from a low of 3 homes per acre to high of 7 homes per acre the following table provides some fair assumptions:

Acres	1400	1400	1400	1400	1400
Homes per acre	3	4	5	6	7
Total homes	4200	5600	7000	8400	9800
2.1 residents per home	8820	11760	14700	17640	20580
2 Autos per home	8400	11200	14000	16800	19600

The above numbers clearly present the magnitude of the impact the approval of this UGA will have on our community. It also clearly presents an incentive for the city to approve the UGA because of the tax revenue this development will have in the years to come.

The city has the responsibility to properly evaluate the impact this proposal will have on the affected community. Although, many of the issues to be considered are out of the direct control of the city nevertheless the city bears the burden of evaluating all the issues and according the **proper weight to each of these issues even those over which they have no direct control.**

<!--[if !supportLists]-->2. <!--[endif]-->Water and Sewer – The three entities which will have responsibility for providing water and sewer are Liberty Lake Sewer and Water District, Consolidated Irrigation and the County of Spokane sewer system.

<!--[if !supportLists]-->a. <!--[endif]-->Liberty Lake Sewer and Water has limited water rights and has excess sewer treatment capacity. However, it faces a serious problem with no solution in the foreseeable future. That is the limited ability to dispose of the output of the treatment facility. It cannot be dumped into the Spokane River.

<!--[if !supportLists]-->b. <!--[endif]-->Consolidated Irrigation has excess water rights that appear to easily handle the proposed development. There are currently interagency agreements between Consolidated Irrigation and Liberty Lake Sewer and Water which provide water to Liberty Lake Sewer and Water.

<!--[if !supportLists]-->c. <!--[endif]-->Spokane County Sewer faces the same problems as does Liberty Lake Sewer and Water concerning the excess effluent. It cannot go into the River.

<!--[if !supportLists]-->d. <!--[endif]-->There are experts in the field of sewage treatment that estimate it will take 20 years to develop the technology that

will enable the various sewage treatment facilities to dispose of treated waste water into the Spokane River.

<!--[if !supportLists]-->e. <!--[endif]-->The City has already told me that if this UGA is approved NO WATER OR SEWER WILL BE PROVIDED TO EXISTING HOMEOWNERS.

<!--[if !supportLists]-->3. <!--[endif]-->Wells – There are rumors that Black Rock development plans to build one or two golf courses somewhere in the proposed UGA. There are provisions that allow wells to be drilled for the purpose of watering the proposed golf courses. There are already several homeowners in the immediate area who have had trouble with their wells. Additional wells that would have the capacity to water golf courses could further exacerbate the conditions which are causing these problems.

<!--[if !supportLists]-->4. <!--[endif]-->Fire – Most of the City of Liberty Lake is in Fire District 1, however most of the proposed UGA is in Fire District 8. Which Fire District would serve the proposed UGA? Which Fire District has the ability to do so?

<!--[if !supportLists]-->5. <!--[endif]-->Schools – Yes it is true the city has no direct responsibility for providing schools; however, it is clear that decisions made by the City affect and effect the larger community. Today, there is a severe shortage of capacity in the Central Valley School District which is already negatively affecting the current residents of Liberty Lake. Approval of this proposal significantly magnifies the stresses and strains on the School District. Unless the city requires the developer to construct schools it is clear that this problem will only get worse. Even if the City has the authority to force a developer to construct the necessary facilities or make the future homeowners pay fees large enough to construct the necessary facilities, it seems the costs on either the developer or the future homeowners would be prohibitive.

<!--[if !supportLists]-->6. <!--[endif]-->Traffic – There are currently two roads into the proposed UGA. Neither of which is within the current boundaries of the City of Liberty Lake. With a range of a low of 8400 autos and a high of 19600 autos

making daily trips on these two roads. It is clear that both will need to be widened to provide for safe travel. Currently there are school busses which today stop traffic each and every school day to pickup and drop off children. How will this be dealt with safely? Will the city use eminent domain to obtain the necessary land to expand these roadways?

<!--[if !supportLists]-->7. <!--[endif]-->Annexation – There are several methods available for annexation. I believe the most democratic and fairest method should be used. I believe the City should use the method that allows for each registered voter within the UGA to cast their vote for or against annexation. All other methods are less satisfactory. The GMA presumes that a UGA will be annexed into the closet city. It encourages cities to plan in this manner. When I moved here I had the choice to move into the City of Liberty Lake. Obviously, my wife and I made a different decision and we are happy with that decision. We do not wish to be in the City of Liberty Lake as it does not appear to present any benefits to us. However, if the City chooses to approve any UGA, my choice would be for the following alternatives: #3, #5, #6. Each of which keeps my property out of the City of Liberty Lake.

COMMENTS ON UGA ALTERNATIVES 1 THRU 7

Alternative #1. – I support this alternative as it maintains the status quo.

Alternative #2. Thru 7 – I oppose each and everyone for the reasons outlined above.

Monday, October 23, 2006

William E. Quirk
23012 East Dutchmans Lane
255-9951
Bill@wequirk.org

COMMENTS ON PROPOSED UGA

1. The proposed UGA covers approximately 2000 acres. Assuming that 70 % of the total acreage will have home sites, then 1400 acres will have homes. Assuming densities ranging from a low of 3 homes per acre to high of 7 homes per acre the following table provides some fair assumptions:

Acres	1400	1400	1400	1400	1400
Homes per acre	3	4	5	6	7
Total homes	4200	5600	7000	8400	9800
2.1 residents per home	8820	11760	14700	17640	20580
2 Autos per home	8400	11200	14000	16800	19600

The above numbers clearly present the magnitude of the impact the approval of this UGA will have on our community. It also clearly presents an incentive for the city to approve the UGA because of the tax revenue this development will have in the years to come.

The city has the responsibility to properly evaluate the impact this proposal will have on the affected community. Although, many of the issues to be considered are out of the direct control of the city nevertheless the city bears the burden of evaluating all the issues and according the **proper weight to each of these issues even those over which they have no direct control.**

2. Water and Sewer – The three entities which will have responsibility for providing water and sewer are Liberty Lake Sewer and Water District, Consolidated Irrigation and the County of Spokane sewer system.
 - a. Liberty Lake Sewer and Water has limited water rights and has excess sewer treatment capacity. However, it faces a serious problem with no solution in the foreseeable future. That is the limited ability to dispose

of the output of the treatment facility. It cannot be dumped into the Spokane River.

- b. Consolidated Irrigation has excess water rights that appear to easily handle the proposed development. There are currently interagency agreements between Consolidated Irrigation and Liberty Lake Sewer and Water which provide water to Liberty Lake Sewer and Water.
 - c. Spokane County Sewer faces the same problems as does Liberty Lake Sewer and Water concerning the excess effluent. It cannot go into the River.
 - d. There are experts in the field of sewage treatment that estimate it will take 20 years to develop the technology that will enable the various sewage treatment facilities to dispose of treated waste water into the Spokane River.
 - e. The City has already told me that if this UGA is approved NO WATER OR SEWER WILL BE PROVIDED TO EXISTING HOMEOWNERS.
3. Wells – There are rumors that Black Rock development plans to build one or two golf courses somewhere in the proposed UGA. There are provisions that allow wells to be drilled for the purpose of watering the proposed golf courses. There are already several homeowners in the immediate area who have had trouble with their wells. Additional wells that would have the capacity to water golf courses could further exacerbate the conditions which are causing these problems.
4. Fire – Most of the City of Liberty Lake is in Fire District 1, however most of the proposed UGA is in Fire District 8. Which Fire District would serve the proposed UGA? Which Fire District has the ability to do so?
5. Schools – Yes it is true the city has no direct responsibility for providing schools; however, it is clear that decisions made by the City affect and effect the larger community. Today, there is a severe shortage of capacity in the Central Valley School District which is already negatively affecting the current residents of Liberty Lake. Approval of this proposal significantly magnifies the stresses and strains on the School District. Unless the city requires the developer to construct schools it is clear that this problem will

only get worse. Even if the City has the authority to force a developer to construct the necessary facilities or make the future homeowners pay fees large enough to construct the necessary facilities, it seems the costs on either the developer or the future homeowners would be prohibitive.

6. Traffic – There are currently two roads into the proposed UGA. Neither of which is within the current boundaries of the City of Liberty Lake. With a range of a low of 8400 autos and a high of 19600 autos making daily trips on these two roads. It is clear that both will need to be widened to provide for safe travel. Currently there are school busses which today stop traffic each and every school day to pickup and drop off children. How will this be dealt with safely? Will the city use eminent domain to obtain the necessary land to expand these roadways?
7. Annexation – There are several methods available for annexation. I believe the most democratic and fairest method should be used. I believe the City should use the method that allows for each registered voter within the UGA to cast their vote for or against annexation. All other methods are less satisfactory. The GMA presumes that a UGA will be annexed into the closet city. It encourages cities to plan in this manner. When I moved here I had the choice to move into the City of Liberty Lake. Obviously, my wife and I made a different decision and we are happy with that decision. We do not wish to be in the City of Liberty Lake as it does not appear to present any benefits to us. However, if the City chooses to approve any UGA, my choice would be for the following alternatives: #3, #5, #6. Each of which keeps my property out of the City of Liberty Lake.

COMMENTS ON UGA ALTERNATIVES 1 THRU 7

Alternative #1. – I support this alternative as it maintains the status quo.

Alternative #2. Thru 7 – I oppose each and everyone for the reasons outlined above.

Saturday, October 21, 2006

William E. Quirk
23012 East Dutchmans Lane
255-9951
Bill@wequirk.org

COMMENTS ON PROPOSED UGA

1. The proposed UGA covers approximately 2000 acres. Assuming that 70 % of the total acreage will have home sites, then 1400 acres will have homes. Assuming densities ranging from a low of 3 homes per acre to high of 7 homes per acre the following table provides some fair assumptions:

Acres	1400	1400	1400	1400	1400
Homes per acre	3	4	5	6	7
Total homes	4200	5600	7000	8400	9800
2.1 residents per home	8820	11760	14700	17640	20580
2 Autos per home	8400	11200	14000	16800	19600

The above numbers clearly present the magnitude of the impact the approval of this UGA will have on our community. It also clearly presents an incentive for the city to approve the UGA because of the tax revenue this development will have in the years to come.

The city has the responsibility to properly evaluate the impact this proposal will have on the affected community. Although, many of the issues to be considered are out of the direct control of the city nevertheless the city bears the burden of evaluating all the issues and according the **proper weight to each of these issues even those over which they have no direct control.**

2. Water and Sewer – The three entities which will have responsibility for providing water and sewer are Liberty Lake Sewer and Water District, Consolidated Irrigation and the County of Spokane sewer system.
 - a. Liberty Lake Sewer and Water has limited water rights and has excess sewer treatment capacity. However, it faces a serious problem with no solution in the foreseeable future. That is the limited ability to dispose

of the output of the treatment facility. It cannot be dumped into the Spokane River.

- b. Consolidated Irrigation has excess water rights that appear to easily handle the proposed development. There are currently interagency agreements between Consolidated Irrigation and Liberty Lake Sewer and Water which provide water to Liberty Lake Sewer and Water.
 - c. Spokane County Sewer faces the same problems as does Liberty Lake Sewer and Water concerning the excess effluent. It cannot go into the River.
 - d. There are experts in the field of sewage treatment that estimate it will take 20 years to develop the technology that will enable the various sewage treatment facilities to dispose of treated waste water into the Spokane River.
 - e. The City has already told me that if this UGA is approved NO WATER OR SEWER WILL BE PROVIDED TO EXISTING HOMEOWNERS.
3. Wells – There are rumors that Black Rock development plans to build one or two golf courses somewhere in the proposed UGA. There are provisions that allow wells to be drilled for the purpose of watering the proposed golf courses. There are already several homeowners in the immediate area who have had trouble with their wells. Additional wells that would have the capacity to water golf courses could further exacerbate the conditions which are causing these problems.
4. Fire – Most of the City of Liberty Lake is in Fire District 1, however most of the proposed UGA is in Fire District 8. Which Fire District would serve the proposed UGA? Which Fire District has the ability to do so?
5. Schools – Yes it is true the city has no direct responsibility for providing schools; however, it is clear that decisions made by the City affect and effect the larger community. Today, there is a severe shortage of capacity in the Central Valley School District which is already negatively affecting the current residents of Liberty Lake. Approval of this proposal significantly magnifies the stresses and strains on the School District. Unless the city requires the developer to construct schools it is clear that this problem will

only get worse. Even if the City has the authority to force a developer to construct the necessary facilities or make the future homeowners pay fees large enough to construct the necessary facilities, it seems the costs on either the developer or the future homeowners would be prohibitive.

6. Traffic – There are currently two roads into the proposed UGA. Neither of which is within the current boundaries of the City of Liberty Lake. With a range of a low of 8400 autos and a high of 19600 autos making daily trips on these two roads. It is clear that both will need to be widened to provide for safe travel. Currently there are school busses which today stop traffic each and every school day to pickup and drop off children. How will this be dealt with safely? Will the city use eminent domain to obtain the necessary land to expand these roadways?
7. Annexation – There are several methods available for annexation. I believe the most democratic and fairest method should be used. I believe the City should use the method that allows for each registered voter within the UGA to cast their vote for or against annexation. All other methods are less satisfactory. The GMA presumes that a UGA will be annexed into the closet city. It encourages cities to plan in this manner. When I moved here I had the choice to move into the City of Liberty Lake. Obviously, my wife and I made a different decision and we are happy with that decision. We do not wish to be in the City of Liberty Lake as it does not appear to present any benefits to us. However, if the City chooses to approve any UGA, my choice would be for the following alternatives: #3, #5, #6. Each of which keeps my property out of the City of Liberty Lake.

COMMENTS ON UGA ALTERNATIVES 1 THRU 7

Alternative #1. – I support this alternative as it maintains the status quo.

Alternative #2. Thru 7 – I oppose each and everyone for the reasons outlined above.



Washington State
Department of Transportation
Douglas B. MacDonald
Secretary of Transportation

Eastern Region

2714 N. Mayfair Street
Spokane, WA 99207-2090

509-324-6000
Fax 509-324-6005
TTY: 1-800-833-6388
www.wsdot.wa.gov

October 16, 2006

Ms. Amanda Tainio
City of Liberty Lake
22710 E. Country Vista Blvd.
Liberty Lake, WA 99019

Re: City of Liberty Lake Urban Growth Boundary Expansion

Dear Ms. Tainio;

Thank you for the opportunity to comment on the proposed urban growth boundary expansion. In regard to this proposal it is stated that an Environmental Impact Statement will be prepared with transportation being an identified area of study. We concur with the need to study the transportation system and potential impacts the development of this project will have on our I-90 system.

Because of the potential impacts to our system, we request to be involved in the scoping of this study to ensure the appropriate parts of our system are identified for further study. Once the study has been prepared we also request that a copy of it be provided to us for review and comment.

We look forward to working with the City of Liberty Lake on this project. If you have any questions please do not hesitate to contact me at (509) 324-6199.

Sincerely,

A handwritten signature in cursive script that reads "Greg Figg".

Greg Figg
Transportation Planner

cc: Scott Engelhard, Spokane County Engineers
Project File

OCT 23 2006

City Clerk/Treasurer
Initials _____

COMMENT CARD – ALTERNATIVES #2 through 7

NAME: STEVE SHIRLEY

PHONE: 509-922-0303 or 509-255-9410

ADDRESS: 2002 S. Zephyr Road Liberty Lake WA 99019

EMAIL: spiritdoc@ccser.com

Please enter for the public record my humble request that these issues be addressed in the EIS on all properties considered for inclusion with the proposed expansion of the UGA. I would like to see each of these concerns addressed relative to each proposed UGA Alternative.

Natural Environment

Water (surface water, groundwater, water quality & quantity):

- Address previous complaints received by Spokane county regarding drainage problems in the area of current development. What impact will further development add to stormwater drainage problems?
- Will a stormwater drainage facility need to be constructed?
- How would development affect stormwater run-off into Liberty Lake itself, the Spokane River and potentially Saltese Creek.
- What impact will development have on wetlands within this area?
- What special habitats are within this area?

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat):

- Conduct a Comprehensive Study of migratory patterns of native wildlife, particularly in the SW UGA area. In particular, the UGA extension would cause development onto the wintering grounds of whitetail deer and elk.
- Coordinate study of this area with the Department of Fish & Wildlife
- Have a biologist inspect these areas for nesting and special habitats of bald eagles, ospreys and other birds
- Study the effect of development on native plant species
- What impact will new roads have on native wildlife?
- The study should include all previous studies on wildlife in this area, including those done by the Department of Fish and Wildlife and the University of Washington.

- Why were lands within this area designated as "rural conservation" under the current Comprehensive Plan Map? Has anything relative to the composition of these lands changed to warrant changing this designation?
- Analyze data from Washington GAP studies to determine development impact on species within these current open spaces and wildlife corridors.

Earth (soils and steep slopes);

- A geologist should study the soils, surface geology, and steep slopes in this area to determine the impact of construction within critical areas.

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/policies):

- Address how expansion of the UGA is compatible with the current Comprehensive Plan. In particular, how would development within an expanded UGA:
 - Affect the natural setting and distinct attributes that define the character and identity of the community? What impact will it have on causing urban blight?
 - Our current UGA is sized to accommodate the projected 20 year population growth. Would an expanded UGA conflict with these projection estimates?
- How would a dramatic increase in our projected population impact environmental issues?

Transportation (vehicular traffic, safety, pedestrian circulation, parking):

- Without a new on-ramp to the freeway, what is the estimated increase in traffic onto the Harvard freeway on-ramp?
- What is the estimated increase in time it will take to get on the freeway in the morning?
- Liberty Lake Road is designated a "minor collector" in the Comprehensive Plan. How will this change with an expansion of the UGA?
- Effort should be made to determine what impact the added vehicular traffic will have on air quality and what pollution would be generated.
- What negative economic impact will there be to Liberty Lake businesses if the traffic becomes a major problem?

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater):

- What is the cost to existing members of the community to develop new infrastructure, including providing essential services such as police and fire at urban levels of service?
- What will be the cost to existing members of the community for building new roads, and supplying water and sewer within the new Urban Growth Area?

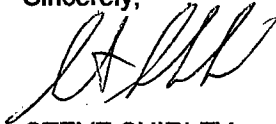
Energy:

Environmental Health:

- How will building high density development within the proposed UGA extensions "protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water?"
- To what extent will light pollution contribute to urban blight from building urban density housing on the hills?

Thank you for your consideration in these matters.

Sincerely,



STEVE SHIRLEY

22710 E. COUNTRY VISTA BLVD., LIBERTY LAKE WA 99019

TELEPHONE (509) 755-6707 FAX: (509) 755-6713

WWW.LIBERTYLAKewa.GOV

October 23, 2006

Doug Smith, City Planner
City of Liberty Lake
22710 E. Country Vista Blvd
Liberty Lake, WA 99019

Received By
City of Liberty Lake

OCT 23 2006

City Clerk/Treasurer
Initials _____

Dear Doug:

I am making a formal request that you extend the period for receiving comments on the UGA extension and cope of EIS. In particular, I believe the city failed to follow the spirit of the Growth Management Act as spelled out by our state legislature. By only notifying the public by legal notice in the Spokane Valley Herald until this last issue of the Splash (10-19-06), the city has failed to follow its legal obligation of Public Notice in WAC-197-11-510. I confirmed with Splash editor Josh Johnson that this was the first public notice on this issue that was given to him by the city government.

Furthermore, the City of Liberty Lake has failed to follow its own published guidelines on public education and participation in this process. The City of Liberty Lake's handbook "Growth Management Act Public Participation Program Handbook" (4-2-03) states on page 3

"The City of Liberty Lake will inform the public through various techniques including, but not limited to, the following....provide public legal notices for upcoming special workshops and hearings in our official City newspaper, as well as the Liberty Lake Splash if appropriate..."

Therefore, the city failed to give the community adequate legal notice for the public meeting on this issue that was held 10/11/06. I attended this meeting and out of the twelve or so people in attendance, at least seven were there because they were notified by me or Beth Cochiarella.

I request that you begin this process anew. The Growth Management Act calls for the city to "encourage the involvement of citizens in the planning process." Because the city has failed to notify the public and held relevant public meetings without this notification, the city is failing to comply with the spirit of the GMA and its procedures.

Sincerely,



STEVE SHIRLEY

cc: City Council; Mayor of Liberty Lake
cc: CAUSE Council; Josh Johnson – Splash; Christopher Rodkey

COMMENT CARD – ALTERNATIVES #2 through 7

NAME: Jon KEEVE

PHONE: 255-6531

ADDRESS: S. 1020 WINDING LANE

EMAIL: keevj@nwos-spokane.com

Natural Environment

Water (surface water, groundwater, water quality & quantity): Liberty Lake has limited fresh water input - Any significant additional alteration of groundwater flow will destroy lake

Biological Resources (sensitive species including salmonids, fish, plant & animal habitat):

Deer & other animals (especially birds) nest in this area & will be displaced/destroyed

Earth (soils and steep slopes):

Erosion on hillside / STORMWATER a big problem

Built Environment

Land & Shoreline Use (population, development patterns, housing, relationship to adopted plans/policies): Population density will alter the environs

Transportation (vehicular traffic, safety, pedestrian circulation, parking):

WE HAVE INSUFFICIENT HIWAY & ROAD ACCESS ALREADY!

Public Facilities and Utilities (emergency services, schools, parks, water and wastewater):

NO ROOM AT SCHOOLS NOW - overcrowding of all public services ALREADY

Energy:

Environmental Health:

Detrimental to every aspect of this environment.

22710 E. COUNTRY VISTA BLVD., LIBERTY LAKE WA 99019

TELEPHONE (509) 755-6707 FAX: (509) 755-6713

WWW.LIBERTYLAKewa.GOV

Amanda Tainio

From: Doug Smith [dsmith@libertylakewa.gov]
Sent: Friday, September 22, 2006 9:41 AM
To: Amanda Tainio
Subject: FW: Rudeen Property Approval
Categories: disclaimer

-----Original Message-----

From: Scott Bernhard [mailto:scottbe@maxkuney.com]
Sent: Wednesday, September 13, 2006 3:48 PM
To: dsmith@libertylakewa.gov
Subject: Rudeen Property Approval

Hello Doug:

Please consider this formal notice of my objection to approval of the Rudeen property along Liberty Lake drive for development of 24 homesites. This area should be preserved as open space and not given an Urban designation. My understanding is that it currently has a rural designation at this time. This should not be changed. I tried to stop in to see you this morning to make sure I have my facts straight concerning the designation but you were out of the office.

Please enter this into the official record opposing approval regardless of the designation. Specific reasons are traffic congestion and protection of open spaces.

Also, please officially enter me into the record as adamantly opposed to any modification of the of the Comprehensive Plan to include anything south of Sprague as anything other than rural designation.

In general, city wide, I believe it is time to take a breath and slow down growth in the Liberty Lake area until some fundamental growth issues are addressed. These include traffic and congestion, schools, beautification, infrastructure, open space protection, etc.

Thanks

Scott Bernhard
Liberty Lake

#####

This message has been scanned by F-Secure Anti-Virus for Microsoft Exchange.
For more information, connect to <http://www.f-secure.com/>

Amanda Tainio

From: Melony Huber [mshuber@hotmail.com]
Sent: Thursday, September 28, 2006 5:19 PM
To: atainio@libertylakewa.gov
Subject: Splash Info - Development Concerns

I live here in Liberty Lake and am going to be building my dream house on the border of Liberty Lake/Spokane County land in the vicinity of 1909 S. Molter Road.

Reading in The Splash and Spokesman Review about all of the development proposals approaching the City's Planning and Community Development Department are becoming alarming.

I recognize Liberty Lake is a desirable place to live with upscale development opportunities but hope the City will preserve Liberty Lake's appeal by focusing on high-functioning infrastructure and open spaces between all new developments. The road that veers right of Alpine Shores and goes back to Molter Road currently cannot support the developments being proposed. I beg the Planning Department to consider this road for widening and improving should more development in the area go forward. Also, I expect that water needs and runoff as well as sewer infrastructure are addressed in conjunction with urban sprawl.

Please do not allow developers to get rich at the expense of current residents' lifestyles and investments in our community. I would hate to see Liberty Lake turn into a "sea of vinyl siding" void of parks, bike trails and open spaces. Without proper thought and planning, Liberty Lake could encounter so many problems with overcrowding that we could see current sources of revenue for the City take flight and take their money elsewhere.

Thanks for protecting Liberty Lake's beauty and residents!

Sincerely,
Melony Huber
1113 N. King James Lane
Liberty Lake, WA 99019
mshuber@hotmail.com

Stay connected with the news, people, places and online services that matter to you on Live.com [Try it!](#)

Amanda Tainio

From: Cindy Smith [csmith@libertylakewa.gov]
Sent: Monday, October 02, 2006 11:52 AM
To: 'Doug Smith'; Amanda Tainio
Subject: FW: Website Contact Form

From: City of Liberty Lake [mailto:libertylake@swchosting.net]
Sent: Monday, October 02, 2006 10:44 AM
To: libertylake@swchosting.net
Subject: Website Contact Form

Name: Edward Slack
E-Mail: eslack@mail.ewu.edu
Phone: 255-6115
Address: 122 N. McKinzie Dr.
City: Liberty Lake
State: WA
Zip: 99019
Preferred Contact Method: E-Mail
Preferred Contact Time: Evening

I am writing to express my opposition to the three housing projects proposed for Liberty Lake. Specifically, the Rudeen/Brian Main Project, the Bowman Project, and especially the Chesrown Legacy Ridge expansion. I firmly believe that each of these projects will not only diminish the quality of life for existing and future residents. Not only because of increased traffic and noise pollution, expensive infrastructure upgrades, new schools, more police, and other municipal services from these endeavors, but the despoiling of the natural beauty that first attracted me to live in Liberty Lake. I had to endure six months of blasting and construction noise from Legacy Ridge phase I. When I look out my front door I see houses where once pristine nature existed. Now the Rudeen/Brian project is about to destroy the last vestiges of natural beauty on the south eastern slopes of Legacy Ridge.

If the project is approved, it will negatively impact traffic on Liberty Lake Road, requiring a stop light at the proposed entrance. Moreover, if that occurs, Chesrown will certainly demand an access road to Legacy Ridge from L.L. Road as well, transforming a sleepy little country road into a heavily travelled thoroughfare. I often see deer, owls, and other wildlife crossing that road, but not for long if this project is approved.

I really must question the sanity and reasoning behind the approval of such projects south of Country Vista Road. It seems that the City Council has its priorities misaligned, and is not working in the best interests of its constituency. On the contrary, it is stubbornly and myopically pushing ahead with the approval of housing developments that will destroy the very things that make Liberty Lake a wonderful place to live: its small size, sense of community spirit, and respect for our natural surroundings.

Therefore, I speak on behalf of my family when I articulate a clear and loud "NO" to any further planned housing/condo/apartment proposals for regions south of Country Vista Road or the small mountain now called "Legacy Ridge" that is placed before the City Council or the Planning Commission.

By the way, those of us who live between Sprague, Molter, Valley Way and N. McKinzie are in dire need of newly paved streets and street lights. It seems that we are the forgotten residents of Liberty Lake - why not improve our neighborhoods first before deciding to bring more unsustainable development to Liberty Lake?

Best Regards,
Dr. Edward R. Slack, Jr.
Associate Professor of History

10/4/2006

Amanda Tainio

From: Bill Kinnison [bill@bcbeyond.com]
Sent: Tuesday, October 03, 2006 5:41 PM
To: mwren@libertylakewa.gov; dsmith@libertylakewa.gov; whammond@libertylakewa.gov; rsmith@libertylakewa.gov; atainio@libertylakewa.gov
Subject: Upcoming development projects

Hope you all are prepared for an fun evening on October 4th. The way these three projects (Rudeen/Brain Main, Bowman, & Chesrown) are being so poorly planned, you are liable to have a group of very upset tax payers in the house.

In particular, I'd like to see how you could possibly justify the development of the Legacy Ridge hillside. A large portion of the hill is too steep to walk up, so I don't see how it could possibly be safe to develop it. Especially considering the rockslides that tore up Liberty Lake Drive when the earth movers raped the hill a couple years ago. The condos on the west side of LL Drive, the road down below, the intersections of LL Drive, Settler & Sprague will be destined to be a complete mess for years. And having school buses stopping on LL drive should make it even better.

Also, it should be interesting to see how the zoning works to fit the condo project in at Inlet & LL Drive. I live in LL Village & already deal with the county & various neighborhood kids destroying the woods in that wetlands. This should really stir the pot.

Looking forward to seeing how the city explains how this can all be done in anybody's best interest.

--

Bill Kinnison - bill@bcbeyond.com
104 S. Beach Ct.
Liberty Lake, WA. 99019

Amanda Tainio

From: Cindy Smith [csmith@libertylakewa.gov]
Sent: Wednesday, October 04, 2006 8:26 AM
To: 'Doug Smith'; Amanda Tainio
Subject: FW: Website Contact Form

From: City of Liberty Lake [mailto:libertylake@swchosting.net]
Sent: Tuesday, October 03, 2006 5:36 PM
To: libertylake@swchosting.net
Subject: Website Contact Form

Name: Joel Nania
E-Mail: joel@robideaux.com
Phone: 509-879-7804
Address: 1927 S. Liberty Drive
City: Liberty Lake
State: WA
Zip: 99019
Preferred Contact Method: E-Mail
Preferred Contact Time: Any Time

This is intended as feedback for the 3 new development project hearing that will take place tomorrow at 1:30.

Although it is inevitable that our beautiful area will continue to draw the interest of future home owners and so developers, the city needs to consider the ramifications on quality of life and the reasons many of us moved to Liberty Lake in the first place.

Of primary concern and importance, the city needs to be considerate of the educational needs and demands on the school system that will occur with over developement. Until there is a definitive plan in place regarding accomodation of our childrens educational and school needs the city shoud consider a moratorium on development. After all, what is the big rush? Please put the developers on hold until the city and the residents have the chance to develop a plan and get out ahead of the projected growth that these developments represent. Why are we in such a hurry to grow?

The property will just be that much more valuable a few years down the road, and we will be able to move forward as a model city, rather than being just like all the others in the country who get greedy and grow way faster than they are able to accomodate, which, by the way, lowers real estate values in the long run.

Regards to you all during a difficult time of growing pains.

Thanks.

Amanda Tainio

From: Doug Smith [dsmith@libertylakewa.gov]
Sent: Wednesday, October 04, 2006 9:19 AM
To: Amanda Tainio
Subject: FW: Proposed developments

-----Original Message-----

From: Kim Smith [mailto:kdsmith719@earthlink.net]
Sent: Wednesday, October 04, 2006 7:07 AM
To: dsmith@libertylakewa.gov
Subject: Proposed developments

Mr. Smith,

I am writing you in lieu of my being able to attend the hearing today regarding the proposed developments-the extension of Mr Chesrown's Black Rock/Legacy Ridge development, and the Rudeen/Brian Main proposed development off of Liberty Lake road and Settler Dr. I would like to preface my comments with the constructive criticism that for a public hearing of this importance, why did you schedule it during working hours, when most employed residents cannot attend? Yes, we can e-mail our opinions, but it does not have the same impact as being there in person. I am unable to take a full day of work off for this meeting, as much as I would have liked. Please in the future, schedule hearings in the evening, when a majority of the residents can attend. It seems to me possibly to be intentional, to limit the input and impact of the residents most affected by the outcome. Is this truly a democratic process? Or just who has the most power & deepest pockets? Does the Liberty Lake planning department have it's own agenda-i.e. pro-growth and development at any cost? The following are my concerns regarding 2 of the 3 proposed developments:

1. Rudeen/Brian Main proposal-Liberty Lake Rd and Settler Dr.
 - * 30% grade/erosion/runoff potential
 - * additional traffic, noise, safety concerns on an already busy 2 lane road
 - * elimination of any green space corridor leading into Liberty Lake (which has already been forever altered by Mr. Chesrown's development.) Is this the visual aesthetic we want as community-nothing but houses and elimination of any natural vegetation/topography?

I realize growth will happen regardless, but I have concerns that growth occur in appropriate areas; i.e. not environmentally sensitive areas, as well as in areas that make sense with current traffic and safety needs.

1. Black Rock/Legacy Ridge expansion
 - * UGA challenge, and implication for wildlife/conservation land, and adjacent property owners.
 - * effect on Liberty Lake watershed, and the aquifer (especially if his propopsed golf course is approved-how many golf courses does this community need?). Also as golf courses are heavy utilizers of fertilizers and herbicides, where and how will the development handle the inevitable runoff? The maximum daily phosphorous load is already a challenge to meet with the increased population, not only in Liberty Lake, but all communities impacting the river.
 - * additional traffic to Liberty Lake Rd. also

Do we want the community to resemble Issaquah? High density building, destroying the natural beauty of the area? (Think of Issaquah to the north side of I-90). Yes, I realize UGA's and the Growth Management act have mandated a higher density development for the urban areas, in theory leaving more open space. My concerns is that the "urban" development be done in the appropriate locations, considering environmental factors, natural topography, urban boundaries and traffic flow. Please convey my e-mail to the hearing today. Thank you.

Kim Smith
911 N. Garry Dr.
Liberty Lake, WA 99019
255-9385

Amanda Tainio

From: Doug Smith [dsmith@libertylakewa.gov]
Sent: Wednesday, October 04, 2006 9:19 AM
To: Amanda Tainio
Subject: FW: Public input re: Rudeen/ Brian Main , Bowman. and Chesrown Projects

-----Original Message-----

From: LibertyLJim@aol.com [mailto:LibertyLJim@aol.com]
Sent: Tuesday, October 03, 2006 6:46 PM
To: dsmith@libertylakewa.gov
Subject: Public input re: Rudeen/ Brian Main , Bowman. and Chesrown Projects

Dear Planning Commission Members, I have been a resident of Liberty Lake for twenty-seven years and I call upon you to help stop the destruction of our natural environment at Liberty Lake. It has been the rural environment and natural beauty of the area that is the reason that I and many others chose to settle here rather than the more convenient and congested urban environment of Spokane where I work. The recent rapid urbanization of the lake has resulted in traffic congestion, crime, and crowding of a once very peaceful area. The scenic views have been compromised by asphalt and high density building. The urban sprawl of our area's growth is just what should be prevented if we are to preserve the quality of life here that has been so different from just any other development. A new school was built and in a very short time inadequate for the unplanned growth for which we were unprepared. The Spokane area offers many fine urban environments but there is only one Liberty Lake nestled between the forested hills are surround by a lot of Forrest. To turn this area into an extension of the urban sprawl of the valley would represent a permanent loss of one of our counties greatest treasures. The Ruden/Brian Main Project will significantly eliminate the green space that is part of a beautiful corridor that welcomes you home after along day in the city. The traffic consequences will be bad and there will be problems created on a permanent basis from the proposed high density development of that slope. The Bowman Project would have similar impacts on traffic and the corridors appearance. You should not allow a zoning change to increase the current density of allowed development. Finally, any proposal to expand the Urban Growth Area such as the Chesrown Project must not be allowed or we will surely lose the natural environment that has previously made Liberty Lake a great place to live. Sincerely, James M. Nania

October 4, 2006

City of Liberty Lake
Planning and Community Development Department
22710 E. Country Vista Drive
Liberty Lake, WA 99019

Subject: Proposed Developments in Liberty Lake

To Whom It May Concern:

I am a resident in Liberty Lake and have resided here for the last 20 years. I have seen the area grow like everyone else, although it has been more visual and has personally affected me and my family more recently due to the excessive rapid growth over the last five years. It is not my intention to be against growth, because with it has come with many conveniences (schools, parks, shopping, police).

However, with the rapid growth come problematic issues within our community that have caused negative influences. More people, crime, vehicle traffic, environmental issues, all contribute to the unfortunate tribulations we are witnessing in Liberty Lake. Should we add to this by squeezing more developments in?

Because of these negative issues, I am against the proposed developments that are being discussed today. How can a development be approved of for more homes and condominiums when the current infrastructure is already at its maximum capacity? The roads are there, but the intersections feeding these developments are not the best in traffic design. The schools are there, but are full to their capacity plus more.

Many years ago the urban growth boundary lines were drawn for a number of reasons. Most important, was to protect and preserve the lake and its watershed. Without development rules and regulations in place for the lakeside community, our lake would struggle to continue as a clean, living body of water used for recreational purposes. Keeping the amount of residential growth within the lake watershed at a reasonable number will help attain this goal of protecting Liberty Lake.

If the urban growth boundary lines are expanded as proposed, the growth will continue escalate. Precedence is being set for future development. If this proposal is approved, what will happen next time a developer requests his development be included within the urban growth boundary lines (by expanding them again), the city limits, and re-zoned for dense residential housing?

The proposed developments are asking to have their plots of land re-zoned so that they can put more homes and people on them. This goes directly against what has been worked on for so many years by planners in our community that truly care about the welfare of the lake. Environmentally, I do not believe a decision to re-zone any area within a one mile (or more) strip around the lake is good planning.

If the proposed developments are complying with the regulations that are currently in place and they already fall within the current urban growth boundary lines, are they going to pay for improvements that need to be made to the roadways that they will be using? Of course they will have to pay for the new roads within their development, but these will connect to our existing infrastructure.

Since we already have an overcrowding issue with the schools, how will this issue be addressed by the developers? Fortunately, the City of Liberty Lake has approved the collection of impact fees from the developers, but this will not fully fund the construction of our badly needed schools. Where will the children in these new developments go to school? Will the buyers be aware of this issue upon purchasing their homes so that it doesn't become a problem for the school district later?

Lastly, some of these developments are not within the Liberty Lake city limits, they are south of Sprague Avenue. What is the need to include them in the city boundaries and create a city limit line that jumps over a whole neighborhood which is not within the city limits? This would form an "island" of city limits inside the county. This has not been clearly defined and the reason and intent for this should be further explained and provided to the public.

In summary, I oppose any proposal to extend the current urban growth boundary lines that will come closer to the Liberty Lake watershed. I also oppose any requests to re-zone plots of land that will increase the residential density that are within the Liberty Lake watershed. Developers need to not only provide roads, parks and green spaces within their project areas, but also need to pay for and provide upgrades and/or redesigned intersections to our existing roads that will be affected by their developments. In my opinion, no further developments shall be approved until the school district can adequately house the students that currently reside in our community and provide for future growth as projected by the school district (i.e. pass the construction bond with voter approval to build additional schools). The City of Liberty Lake city limits should remain contiguous and should not create "islands" for new developments without reasonable explanation.

Respectfully Submitted,

Sharon E. Carlson, P.E.
1022 S. Liberty Drive
Liberty Lake, WA 99019
(509) 255-5156